

Jo gold
1 Canal Cottages, Main Road, Yapton
Yapton
Arundel
West Sussex
BN18 0EA

Your Ref: OWPC16957
Our Ref: Y/92/17/OUT 15-12-2017
Please ask for:
Mr D Easton

22nd January 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping. Departure from the Development Plan and Access route is within the Yapton (Main Road) Conservation Area.

Land east of Drove Lane Yapton

Thank you for your internet representation made on 20th January 2018 which has been recorded as '**an objection**' with the comments as follows:

I object to this application which is also part of the total application for 500 houses along with Y/ 91/17/out.

I object to Y/92/17/out, this application , on the grounds that this is in a conservation site and adjacent to and backing onto at least three listed building and and an historical canal that fills with water over the winter.

The conservation area recognizes these properties , the road, the footpath , the listed flint walls (one of which is mine) as being of importance. I also share a party wall with a listed house.

There is surface water flooding in Main Road that at present can be managed but would not manage with another 300 house on built on Agricultural land that takes much of the rainwater.

The roads would not take the traffic that 300 houses would make. Main Road barely copes with the current traffic.

Drove Lane its self, is a footpath that leads to Flansham. It is unsuitable for traffic of this magnitude.

The Scout Hut that is a protected community building houses a pre school (age 2 to 5 years ,beavers, cubs,scouts ,venture Scouts Brownies, Guides and Rangers. Many of these young people walk to the Scout hut. Traffic of the proposed development puts them all in danger. I myself walk to pre school with a two and half year old. Traffic of 300 houses passing walkers on Drove Lane is extremely dangerous .

The current Yapton School cannot cope with and added 300 houses. It is full in the main building and currently teaching in huts. The local secondary schools have very few places to offer.

The Parking outside Yapton the locak school is at stretching point at present. It is impossible to pass with a vehicle and trailer along the North end Road during school drop off and pick up times.More housing would be horrendous traffic.

With the onset of brexit we need to keep our agricultural land to grow food , not to build houses that no one wants to buy.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for

public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning