

Julie Winfield
7 The Millers
Yapton
BN180LE

Your Ref: OWPC16959
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:

This development sits outside the current neighbourhood plan. An extra 550 houses will put more pressure on our already stretched services. Doctors & school in particular.

Detrimental effect on the surrounding neighbours, in relation to noise, disturbance, overlooking, loss of privacy, overshadowing, etc.

The sheer size of the development will effect the character of the village. It is totally out of scale and will increase the footprint of the village by a third. Inevitably this increase in population would severely impact road users in Yapton, there is already heavy congestion onto the A259 from Bilsham road, without a further ~1000 cars added from this development.

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