

Tim & Tracy Abernethy
Devona
Bilsham Road
Yapton
Arundel
BN180JU

Your Ref: OWPC16984
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 21st January 2018 which has been recorded as '**an objection**' with the comments as follows:

The roads in the Village are already congested and cannot take in excess of 1000 cars. In rush hour, it is difficult to get out of your drive with cars every 1 to 2 seconds. Comet Corner and the Oyster Catcher Junction are often gridlocked and difficult to access the A259 safely. The level of people plus construction traffic for five years is unsustainable and will cause noise pollution, damage to the roads and the environment.

There are not enough facilities in the village for an addition of up to 1500 people and we often have to go to Eastergate for a doctors appointment as we can rarely obtain one locally.

We presently have a view of the working farm from our bedroom, which will lose and be left with a view of the side of houses.

This is a working farm, not a brownfield site and also supports wildlife so why would prime agricultural land be used instead of other brownfield sites.

Obviously, as well as noise pollution, unsustainable traffic excess and light pollution, how can a tranquil small village support this large volume of houses.

As it is, the sale of houses in the village are often slow, so what justification can there be for such a large footprint of new accommodation in a small rural village.

We feel the villagers have had little say and this is being roughshod by the developers with scarcely any interaction with the inhabitants who it will have the most impact on. When attending meetings, our opinions and objections seem to be disregarded as if it was a tick box exercise which is enormously frustrating for the inhabitants of the village who are strongly against this application.

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