

David dean
25 Tackle Road
Yapton

Your Ref: OWPC17027
Our Ref: Y/92/17/OUT 15-12-2017
Please ask for:
Mr D Easton

26th 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 25th January 2018 which has been recorded as '**an objection**' with the comments as follows:

Objections:

Impact on the appearance of the area - This is a large development on a greenfield site that will increase the footprint of the village by at least a third and have a negative impact on already overstretched local health services, roads & schools. It is known that Section 106 contributions are likely to be used outside of the parish leaving Yapton and its residents with minimal benefits but massive negative impact. ADC at the very least you must fight our corner on this.

At this stage of planning design, appearance and layout of the proposed development is rudimentary. The developers draft master plan is illustrative only and therefore more than likely to be subject to considerable change, either by them or others they may dispose of the land too.

Highway safety and traffic - The development will have a significant detrimental impact on current and future volumes of traffic in and around Yapton. Constant near misses on mini roundabouts within the village are a concern, especially at the junctions of Canal and North End roads and this will only get worse. Increasing congestion along North End Road by the Primary School is also a significant concern. Within the wider parish the A259 junctions at Comet Corner and the Oyster Catcher are already woefully inadequate and this is unlikely to be mitigated by further half measured improvements. The provision for alternative forms of travel off site is aspirational as the working population will be very dependent on the car for accessing work further afield Site access to the development especially from Drove lane would appear to be directly opposite the proposed Stakers Farm development and therefore create an additional busy junction on the main road through the village.

Flood risk - No consideration appears to have been given to further exploring the impact on well know flooding effecting Drove Lane and the public footpath. This should be done before planning approval is considered.

Sewage disposal - Foul drainage solutions are unclear and therefore likely to impact on surrounding properties. This should be done before planning approval is considered.

Ecology - This is a Greenfield site and developer intentions appear to conflict with some of

the recommendations in ecology reports, especially with regard to the retention of hedges.

Privacy & Noise - The site(s) is directly or indirectly behind my property and will detrimentally affect the current quiet enjoyment of my garden and of backing onto fields. I will be overlooked and experience inevitable post development noise in an area that is very quiet the majority of the time.

As my later point will not be considered a material objection the very best I can hope for is that the proposed provision of buffer zones is made an obligation. Equally that in recognising the importance of this (Yapton News) the developers ensure sufficient space between the rear of existing properties and the back of new properties is provided, along with secure fencing (ideally of an appropriate height to mitigate being overlooked at ground level) and before any development commences.

If this development goes ahead which regrettably I expecting it will, then well thought through and enforceable planning obligations and section 106 contributions will be of the upmost importance for the benefit of village residents (current or new) and which by their nature will not be subject to easy change or being spent elsewhere - ADC & YPC please take note.

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