

Pippa Buckman
30 Tackle Road
Yapton
Arundel
West Sussex
BN18 0HB

Your Ref: OWPC17081
Our Ref: Y/92/17/OUT 15-12-2017
Please ask for:
Mr D Easton

29th 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 28th January 2018 which has been recorded as '**an objection**' with the comments as follows:

I object to this development for many reasons. It is removing prime agricultural land and wildlife corridors from the environment. The site is a flood plain. Together with application Y/91/17/OUT it is totally out of proportion of what the village infrastructure can handle. Already the doctors are stretched. The school is full. Our roads are struggling - comet corner is a well known accident black spot, the road out side the school is a no-go zone. There are no decent links to the nearest train station. The local plan as drawn up by residents does not recognise this land as suitable for development. This village has already absorbed hundreds of new homes in recent years, there are more in the pipeline, but a development of this size would take fundamentally change the 'village' into something unrecognisable.

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