

P Webb
The Millers
Yapton
BN18 0LE

Your Ref: OWPC17088
Our Ref: Y/92/17/OUT 15-12-2017
Please ask for:
Mr D Easton

30th 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 29th January 2018 which has been recorded as '**an objection**' with the comments as follows:

Submission Part 6:

There are many issues that point to the unsuitability of the site between Bilsham Road and Drove Lane on the south side of the village of Yapton for the construction of a large housing development, with a total number of 550 properties.

- The large number of additional commuters that would travel by car and train would put a severe strain on the routes into and out of the village. In particular, the road to Barnham would become a bottleneck and the station carpark and the surrounding road would be choked by commuters' parked cars. Even now, the station carpark is completely full every working day.*

- There are a large number of houses being constructed on the road to Barnham. This would, by itself, put a tremendous strain on the local services and transport facilities. The extra strain that would be caused by the new properties proposed for Bilsham Road/Drove Lane would bring these services to a standstill.*

- The number of properties proposed for the Bilsham Road/Drove Lane development, along with those proposed for the other sites in the village, totalling 1037 homes, is out of proportion with the developments being undertaken elsewhere in the South East of England. For the Arun District, these homes would be in addition to those being built or are proposed for Ford, Barnham, Felpham and Bognor Regis, which is completely out of proportion with the rest of the South East. It is unreasonable for these small villages, particularly Yapton, to be expected to take far more new homes than elsewhere.*

- Of all of the properties that have been built, a significant number remain unsold. The figures indicate that there are 60 houses for sale in Yapton at the moment, many of them have been on the market for some months, up to nearly a year. There is no guarantee that the houses proposed for Bilsham Road/Drove Lane will all be sold.*

- Builders tend to use the income generated by the sale of the first houses on a development to pay for the building of the other houses. Thus, if they cannot sell the first houses, they will not have enough money to build the subsequent properties. They would probably wait until they have sold those houses before proceeding with the next group of houses, which would extend the period for the completion of the development. Thus, if it is proposed to build all of the houses over a three or four-year period, this could be extended to five or six years, or even longer. This means that the disruption, noise and dust caused by the construction work would also be extended, blighting the lives of existing and new village residents for much longer.*

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