

Nikki Hovell
37 Tacklee Road

Yapton
West Sussex
BN180HB

Your Ref: OWPC17116
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 30th January 2018 which has been recorded as '**an objection**' with the comments as follows:

OBJECTION

Biodiversity - we have a duty to save and protect our greenfield land. Greenfield land is the supporting pillar of wildlife in the UK. With the UK invertebrate population falling 45% in 35 years, bee and wasp numbers dropping by 60% and 3 quarters of butterfly species declining, green habitat is understandably not something we should be destroying. The proposed sites support a variety of creatures and their habitat must be protected and furthermore will lead to the loss of a swathe of agricultural land that provides essential ecosystems. This is an irreversible process !

Schools - village children and others will be put at further risk of injury due to the additional volume of traffic and congestion outside the school gates. Currently it is unwise to travel past there at the beginning or end of the school day.

Roads - just a year ago £550,000 was spent on making improvements to Comet Corner - better drainage, deceleration lanes, removing vegetation for visibility & widening the crossing - admirable but has no recognisable impact on the volume of traffic using the A259 at peak times or any other time, so a development of the size proposed (alongside developments that are already approved in Yapton) can only exacerbate the problem. Frustrated A259 users are already using Yapton as a "rat run" at peak times. This improvement solution was chosen over traffic signals, which may have been a better alternative, as the proposed cost of doing so was £2.5 million but the budget available to County Council and funded by developer's contributions was just £375,000. Further plans to modify the junctions at Comet Corner and the Oyster Catcher will cause more disruption for all users in the local area. North End Lane, Ford Lane, Burndell Road and Yapton Road are already under pressure.

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 to 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