

Raymond Horan
2 Drove Lane
Main Road
Yapton
West Sussex
BN18 0EB

Your Ref: OWPC17129
Our Ref: Y/92/17/OUT 15-12-2017
Please ask for:
Mr D Easton

31st 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:

Overview

I moved to Drove Lane Yapton in 1970 and since then have seen considerable change within the village. At that time there were 2558 residents in 890 households, 3 garages, 4 public houses two butchers, a grocer, a yacht chandler, and post office & haberdashers/wool shop.

After 48 years I have witnessed many changes which were conducive to the growth needs of the area.

These changes were relatively gradual over that timescale, but now the village is faced with an increase over the next 5 years that is estimated at approximately 45% of today's figures. This means that Yapton will have well over 5000 residents.

Objections

We object to the application for outline planning permission on land at Drove Lane as the village neither needs, wants nor can sustain any more housing developments for the following reasons, most already covered in other objections.

1) The proposed site is on Grade one arable land and the current Government steer on this type of site is: "Where a planning application conflicts with a Neighbourhood plan that has been brought in to force, planning should not normally be granted". Land of this type is essential to the continued agricultural needs of this country and can only be even more precious after Brexit.

2) The infrastructure of this village cannot accommodate further housing. The main road is narrow and already dangerous. The car parking in Barnham is already at capacity and this will cause more problems and potential dangers in that area. We also have virtually no bus services in this area, again leading to more car use. 550 houses give at least a potential 1100 cars. Not viable in this area. The danger will extend to the A259, Comet Corner and the Oystercatcher where the hazards are already well known.

3) Our Doctors surgeries are already oversubscribed and cannot accept a potential 1700 new patients and parking is currently impossible and hazardous and can only get worse. The local school also is, at present, in need of extra space for pupils and cannot cope with more children from further developments.

4) There will be a 40% increase in households in the village if this development is allowed to proceed and a 48% increase in population not including a potential approx 364 houses at the following sites:

Ford Lane - 100 houses, Burndell Road - 108 houses, Stakers Farm -100 houses and Bonhams field - 56 houses.

Data apparently shows that 11 families require homes in Yapton. Why then is such an

overbuild required?

This village has taken more than its share of the houses required in any national building programme.

There are not adequate opportunities for work thereby creating houses for commuters, not residents.

5) The diversity of wildlife will be affected by use of this site. There are bats, slow worms, owls and many other species that make use of this land for a variety of reasons and will be adversely affected.

6) It appears that the Neighbourhood plan has been overruled, against the wishes of the community. This village cannot sustain and does not require any further development. The village does not have the facilities or infrastructure required for such a major redevelopment

Conclusion

The entire above mentioned amount to an unsustainable situation and granting planning will have detrimental impact upon residential amenities and the future of Yapton.

It is about time that the councils listen to the residents of our community in a QUALITATIVE manner rather than as a quantitative requirement of the developers who will not be living where they propose to build.

There must be plenty of Brownfield sites that could be used for housing rather than making this already over-expanded village into a metropolis and using up much needed agricultural land.

Ray & Sharon Horan

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