

Keith Roy  
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Yapton  
BN18 0JU

**Your Ref:** OWPC17133  
**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**

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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

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Thank you for your internet representation made on 30th January 2018 which has been recorded as '**an objection**' with the comments as follows:

*Main objection to any new developments in the area is that there is simply not the infrastructure to support the existing community and the surrounding communities never mind adding more houses and people. You can't get a doctors appointment because they are too busy (my wife regularly has to wait 2 weeks for an appointment) and the surgery is also shared with Middleton which you have to have a car to get to as there and there are no pavements either to get there.*

*There are no dentists locally, the road network just can't cope with the traffic as it is and both the sewage drainage and the surface water drainage gets blocked up each year and is only fixed if I call it in. Every year that we have lived here I have had to contact the highways agency to get the surface water drains unblocked as the flooding has been very bad and encroaches up our driveway*

*Anyone trying to drive along the Bognor to Climping and Littlehampton stretch of road every morning and evening is stuck in an endless queue which is flagged every morning on Sussex Radio travel news. The roads can't handle the extra traffic that has been brought about by the large developments to the East of Bognor and the development at Kingley Gate so how it can handle the traffic from at least 400 more homes smack bang in the middle is beyond me. As there are no jobs locally people will have to drive.*

*All the roads that join onto the 259 and especially the Junction with Bilsham road suffer from long queues every day. Perhaps a railway station might help if people could use that form of transport instead of driving? The local bus service is so slow only the pensioners tend to use it so that won't alleviate traffic pressures.*

*We currently have roadworks on the 259 from Bognor to Littlehampton not to upgrade and improve the road and make traffic flow better but to add a cycle path! I have no objection to cyclists pers but I don't see that many along the 259 each morning and evening to justify it. It isn't even as if people can walk from Yapton to Littlehampton or Middleton as there are no pavements and a dangerous unlit main road that people would have to walk along. That would get a lot more use than a cycle path on the 259. Not many weeks ago there was a serious accident with a pedestrian trying to get from Yapton to Oyster catcher corner who suffered life changing injuries in daylight when hit by a car as there is nowhere to walk.*

*We have also been told that there are no policing resources for the village and the PCSO*

*has also been taken away. What will be done to police all the extra people and traffic? We have been told that there are no resources to prevent the speeding in Bilsham road. Traffic calming like that put in place in Climping where it was totally unnecessary might help!*

*We understand that the new development will cater for 1 visitor parking space for every 5 houses and no parking will be permitted on the road through the development. Now there will be at least 2 cars per household on average and with 400 to 550 houses that means at least 800 to 1100 cars and that will mean that the main Bilsham road will become a car park especially for householders vans which no doubt won't be able to park in the small spaces that are allocated in new housing developments thus making the road even more congested and impassable.*

*Until the roads, pavements, transport, health, policing & community services, the waste water and sewage system (we have issues each year) are upgraded to take the extra load there simply is no justifiable reason to add more housing. There are no jobs locally so why put more housing in an area where people will have to drive to get to work?*

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