

Helen Chown
Evergreen
Bilsham Road, Yapton
nr Arundel
BN18 0JU

Your Ref: OWPC17137
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 31st January 2018 which has been recorded as '**an objection**' with the comments as follows:

At a recent Appeal decision (APP/C3810/W/17/3170059) the Planning Directorate stated in the appeal document that 'it is accepted that the emerging Local Plan should be accorded only limited weight given it present stage on the road to adoption'.

Based on this statement it must therefore be considered that as the Strategic Development associated with this planning application (Y/92/17/OUT) has yet to be adopted as part of Draft ADC Local Plan and therefore, by definition the YNP should be the guiding document. The YNP plan clearly indicates that this development does not align with the house requirements section of this document and should therefore be considered irrelevant at this period in time.

Though this is one application it is part of an other-arching development for a total of 550 dwellings across the ADCs Strategic Development known as SD7 (Drove Lane/Bilsham Road). The current population (not-withstanding the committee developments) sits at approximately 3500 residents. A development of 550 houses could potentially increase this number up by 1700; giving a growth of 50% increase in one single development. Yapton has already given up a wildly disproportionate amount of land for developing- since the Neighbourhood Plan was made, one thousand homes which is likely to equate to ADC's annual housing build per annum for the next fifteen years. This number is excessive for one Parish and will consume a lot of high quality agricultural land one of the main features of the area - for good. It is time to say enough is enough - we've more than contributed to local development requirements.

From a Highways and infrastructure perspective this development is inappropriate and would put increased strain on current design and layout. This would put pressure on not one, but two entrance/exits to the village (from/to Barnham and from/to Felpham). Our roads cannot cope now, we can see evidence of that without the additional build. (West Sussex CC) traffic counter on the A259 has shown that traffic movements have increased in the last two years from 6 million to 7.5 million a year. Indeed the A259 was recently named in a list of top 50 most dangerous roads (source: Maps Mania from DFT Data) - I question the wisdom over putting more pressure on it. The same goes for schools and doctors surgeries.

I challenge the figures in relation to the need for housing in the area. We can visibly see empty housing on some of the new developments both in the village and surrounding

villages. FOI data indicates as of 01/09/2016 - 31/08/2017 housing needs in the village were just 11. The maths and proposed growth appears not to meet the reality and I believe no further development in the area should be approved until houses in recent developments are filled.

The land is a wildlife corridor with legally protected species including bats, swallows and slow worms. Not only do the two related applications not adequately address this (ie their answer is we'll move the animals - where? how without committing a criminal offence?) It appears they have not carried out all mandatory due diligence/obligations and have failed to log the proposal with appropriate authorities - ie it is my understanding engagement with Sussex Biodiversity is required.

Please do not allow this. Too much, and we've already lost too much.

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