

Keith Napper
2 Park Cottages
North End Road
Yapton
West Sussex
BN18 0DT

Your Ref: OWPC17205
Our Ref: Y/92/17/OUT 15-12-2017
Please ask for:
Mr D Easton

1st February 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:

I wish to object in the strongest terms possible to Planning Application Y/92/17/OUT Land East Of Drove Lane Yapton BN18 0EB.

In Nov 2014 The Yapton Neighbourhood Plan (YPA) was adopted and brought into force by the Local Planning Authority. At this time the document set out the housing requirements based on the Draft Arun District Council Local Plan 2003. The requirement was for a minimum of 100 new dwellings between 2014 and 2029 'ensuring that the overall quantum of development does not put unacceptable strain on infrastructure capacity; This quantity of housing was allocated on mainly brownfield sites within the village, and to date, no building has started on these sites.

A. The South Downs National Park has come into being, restricting any housing developments in that area thereby putting more volume of housing requirement into an ever-dwindling space outside the Park Boundary, squashed into a strip between the Park and the sea.

B.. Railways

The Railway crossings at North End Road are due to be upgraded to full barriers in the near future, as already exist at Ford. These barriers stay down for longer and will impact on queuing traffic at these locations, worsening the waits in both directions at both crossings. The B2132 frequently floods after heavy rain just north of the railway crossing.

C. Transport/Roads

To the north of Yapton, the A27 is congested at the best of times around Chichester and Arundel. To the South, the A259 is now in the top 50 most dangerous roads in the UK, and despite a recent up-grade is no safer.

The B2132, North End Road is already a rat run between the A259 and A27 with the volume of large rigid and articulated HGV's using the road having significantly increased over the last few years. At school drop off and pickup times the line of parked cars can stretch from the old Olive Branch Pub nearly to Maypole Lane and that coupled with longer delays at the railway gates WILL bring the road to a standstill.

D. Infrastructure

The Primary school and Doctors surgeries would adversely be impacted by such a volume of housing. Water pressure is affected during the summer months and I believe Southern Water have concerns about a development of this size in that location impacting on the sewerage system.

E. Y/92/17/OUT Land East Of Drove Lane Yapton BN18 0EB is also alongside Y/91/17/OUT (which I will be objecting to for the same reasons) which is bringing the combined total of houses proposed over the 2 sites to 550.

F. Employment

There are very few job opportunities in Yapton, so if these houses were to be built the majority of occupants would have to drive to work or to a Railway Station

G. This volume of housing is simply disproportionate for Yapton.

H. There are still recently built/converted new properties in Yapton that remain unsold, where is the demand for people to move here?

I. Why give permission for developments of this magnitude when the smaller sites in Yaptons Village Plan (Cinders Lane and North of Yapton School to name just 2) have not yet been developed.

J. Given the amount of housing already built at Felpham to the West and Littlehampton to the East the availability of a North/South wildlife corridor is so important and if built over can't be retrieved.

K. All the proposed land for this development is prime agricultural and, if we lose this we CANNOT GET IT BACK

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