

David Pearcey
44, Fellows Gardens
Yapton Arundel
West Sussex
BN18 0HW

Your Ref: OWPC17146
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:

Mr Easton,

I have lived in Yapton now for two years and in that time have seen the the housing proposal multiply, I work in Transport and Planning at Surrey County Council so my knowledge of the NPPF, Transport Strategy and Infrastructure requirements that need to be adhered to, however I have never seen such disregard for growth as I am witnessing in the District of Arun, my reasons for objecting are as follows>

- 1. Current social Housing need for Yapton far outweighs the number of homes for this site (other developments still have vacant plots some three years on) the sheer size is mind boggling.*
- 2. The Yapton infrastructure and surrounding villages cannot cope at present, Medical Centres are struggling with appointments, passenger transport is inadequate at present, pedestrian footway are not sufficient from Branham to Yapton and Yapton to Walberton.*
- 3. Yapton Primary School is struggling with places for children, the school itself and its location is totally inadequate and not fit for current purpose let alone anymore children, to increase the size of this school; would be detrimental to the area with the existing traffic problems, a new school with adequate links would be required.*
- 4. The existing Road layout would not accommodate the increase vehicle movements, the Junction on the A259 Oyster Catcher and Comet Corner would require major changes, the A217 West Bound slip junction would require improvements also.*
- 5. The existing Hydrology is in danger of flooding the area itself has a high water table and any change in the hydrology and topography would have negative affects.*
- 6. The Foul sewers are struggling at present with tankers being requested to clear excess sewage at time.*
- 7. Yapton as a whole has a projected plan of around 1043 homes to be built over the coming years, this increase in population would more than double the size of the village, young people have little or no centres to occupy them, this will result in anti social behaviours.*

I urge ADC to use commonsense and review their drive in urbanising a rural village.

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