

Martin Stone
13 Gladstone Road
Yapton
Arundel
West Sussex
BN180JP

Your Ref: OWPC17217
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 1st February 2018 which has been recorded as **'an objection'** with the comments as follows:

This is a misleading application as it is a co-joined site with Y/91/17/OUT constituting a total development of 550 dwellings. This should be dealt with as a single application in all aspects of the impact on the Community and its infrastructure and its well-being for the future.

The current population of Yapton village is approximately 3500.

A development of 550 houses (combining both applications) potentially increase this number by 1700; giving a growth of 50% increase in one single development. The strain this would put on the Village in a single instance would be unsustainable. This is totally disproportionate growth for our village in a single development.

Our GP surgeries are full to capacity and our schools are oversubscribed. Where will the children from 550 new homes go to school?

This planning application is on Grade 1 agricultural land that was last harvested in October 2017. Surely it is of utmost importance to retain this land for agricultural purposes?

There are many protected species of wildlife on the land subject to this planning application and the suggestion that they are moved is surely ridiculous. How can they be protected if the developer can disturb and remove their habitat. We must avoid negative impacts on biodiversity and maintain the migratory corridor.

The site has been identified as being Moderate to High Risk of groundwater flooding and indeed, Yapton Road (at the double bends by Drove Lane) has quite consistently been impassable due to flooding over the years. The proposed development will continue to impact and compound this flooding.

The A259 is 31st in the ranking of most dangerous roads in the UK according to accident statistics (ratio of accidents to vehicles on road) - as reported in the media (information supplied by MapsMania). The road infrastructure in and around Yapton is becoming more dangerous by the day. The increased traffic on the A259 between Bognor and Littlehampton (caused by the opening of the Bognor bypass) has meant the junction of the B2132 Yapton Rd (Comet Corner) and A259 and the B2233 and the A259 (Oystercatcher) are now so busy it causes tailbacks and is extremely difficult to pull out onto the A259 at these junctions. We are waiting for the next fatality to happen. Yapton has a high dependency on car travel for work compared to the National average, there being very little work available in the village. The increase in vehicles that will come with the development will put an increased strain on an already struggling road infrastructure.

The current infrastructure issues need to be addressed before any suggestion of further

*developments within the Village should be considered, especially of such large scale projects such as this and Y/91/17/OUT as a combined development.
The enormous changes that would have to be implemented would put significant strain on Yapton and its surrounding communities with regards to services, traffic and the environment; compounded by the lack of modifications, identified and promised previously.*

Please reject this along with Y/91/17/OUT.

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