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6th December 2021

Alan Lovell  
8, The Hamlets,  
Waterford Gardens  
Climping  
Littlehampton  
BN17 5RY

**Case Officer:** Mrs A Gardner  
**Telephone:** 01903 737529  
**Email:** [Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)

Dear Sir/Madam,

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

Application No: F/22/21/PL  
Site Address: Land rear of Paynters Croft Burndell Road Yapton BN18 0HR  
Description of works: 23 No dwellings with associated access, infrastructure, landscape and open space (resubmission following F/5/21/PL). This application is a Departure from the Development Plan & is in CIL Zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 6th December 2021 which has been recorded as an objection with the comments as follows:

OWPC42371

As I understand it, this development is not included within the approved ADC Local Plan and is outside the settlement boundary. This factor alone should be sufficient to reject the application.

It should be very clear that the huge amount of residential development already included in the Local Plan will totally change the character and environment of this area and is more than enough, particularly as there is insufficient planned infrastructure to cope with the many thousands of new homes we can expect in the years ahead.

It is also important to note that whilst WSCC have made a number of detailed and useful comments on roads and traffic issues, they have, once again, failed to recognise that although the amount of newly generated traffic from this development will not be large in itself, it is the CUMULATIVE impact with all the other local development which needs to be considered. The B2223 is already a very busy road with many priority junctions and property entrances along its length. Peak period traffic is already high and is getting noticeably worse as ever more new housing developments are allowed to access onto it. It is also a cycle route with no specific provision for it. As traffic levels increase drivers will take more risks in leaving their properties and the new estates because suitable gaps in the traffic flow will not appear. Thus we can expect increases in collisions and possibly personal injury as well. This is entirely predictable.

For all of these reasons this application should be rejected.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments

including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to [planning@arun.gov.uk](mailto:planning@arun.gov.uk) and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



**Neil Crowther**  
**Group Head of Planning**

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

**If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.**

**To register to receive notification of planning applications in your area, please go to**  
<https://www1.arun.gov.uk/planning-application-finder>