



Arun District Council
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4th June 2021

P Spicer
4 Drake Grove, Burndell Road
Yapton
Arundel
West Sussex
BN18 0HX

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: 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/5/21/PL
Site Address: Land rear of Paynters Croft Burndell Road Yapton BN18 0HR
Description of works: Erection of 23 No. dwellings. This application is a Departure from the Development Plan & is in CIL Zone 3 & is CIL Liable as new dwellings.

Thank you for your internet representation made on 4th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37090

The plans are for 23 houses to be accessed by a current drive opposite our drive on Burndell Road. The current private drive is for 3 properties, so this would add another 23 to that number. The Road is already too busy and increasingly dangerous with speeding cars going out of and into the village from that end of Burndell Rd, which has got worse with the increase of building in the village with direct access onto Burndell Road. A private drive should not be permitted for such a high number of houses and the line of sight at the end of the drive is not sufficient to make it safe to be turning out of this drive onto Burndell Road. With the High number of homes proposed coming out of a drive opposite our house, makes it unsafe for us, on an already unsafe road due to the amount of development already permitted. If the council wants to permit even more development then they need to improve the roads and find a way of bypassing the village which has become a rat run for lorries, vans and cars going from the A259 to the A27 to avoid the bottleneck that is Arundel and the railway crossings at Ford and Yapton, this will make it significantly worse. The flooding on Burndell Road has also continued to get worse with every additional development approved. To add to this, the pressure on schools, GP surgeries and reducing green space really needs addressing. We have lived in our property since 1995 and Yapton is unrecognisable now, no longer the quiet beautiful village it was. The noise levels of the main road are now so high that we will be asking the council to do environmental noise and pollution studies of Burndell Road as it is unbelievably busy, noisy and full of speeding cars and the council needs to do something to improve it and that starts with stopping any further development.

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 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/planning-decision-process>.

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/weekly-lists>

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 www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> and click into Local Planning Application Finder.