

John Stanton
Little Brake
Burndell Road
Yapton, Arundel
West Sussex
BN18 0HT

Your Ref: OWPC5904
Our Ref: F/7/15/OUT 24-04-2015
Please ask for:
Dan McEwan

1st June 2015

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application for residential development comprising 45 dwellings. Formation of access onto Burndell Road (Resubmission following F/9/14/PL) - This application also lies within the parish of Yapton. This application is a Departure from the Development Plan.

Land south of Burndell Road Yapton

Thank you for your internet representation made on 29th May 2015 which has been recorded as '**an objection**' with the comments as follows:

- 1. Road Safety-Despite the documents there is limited visibility to the right when exiting the proposed new road when viewed from a driver's position.*
- 2. Narrowing of Burndell Road which restricts vehicle access to existing properties and would make entering/exiting onto a busy road hazardous as well as increasing danger to cyclists.*
- Loss of the layby space is totally unacceptable as this is used by visitors on a regular basis as well as providing safe entry and exit from existing properties.*
- 3.Flood Risk- Burndell Road has been flooded in this area twice in recent years. Any more development in this area can only make matters worse.*
- 4. Light pollution from new road street lights and vehicle headlights affecting neighbouring properties*
- 5. Whilst listed under "Ford" part of the proposed development is in Yapton and is in direct conflict with the Yapton neighbourhood plan.*

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

Karl Roberts
Director Planning & Economic Regeneration