

C Bevan
Southfields
Burndell Road
Yapton
BN18 0HR

Your Ref: OWPC5917
Our Ref: F/7/15/OUT 24-04-2015
Please ask for:
Dan McEwan

2nd 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 2nd June 2015 which has been recorded as '**an objection**' with the comments as follows:

I would like to object to the proposed development on the following grounds:-

1. It is noted that there will be a loss of lay-bys to both the north and south of Burndell Road adjacent to the site, together with a narrowing of the carriageway. This will make exiting from the affected bungalows onto Burndell Road even more hazardous than it presently is. It should be noted that many of the residents of these bungalows are senior citizens and also that there will be increased traffic flow resulting from developments already under way in the immediate area. When added to the fact that 15% of traffic exceeds 37mph on this stretch of road (according to the Traffic Survey) it must be considered that the proposed layout creates unacceptable safety issues.

2. Despite the assertion in the planning documents that there is no recorded flooding on the site local residents will confirm that Burndell Road is subject to flooding. While the proposal asserts that a SUDS will take care of any surface water run off there appears no proposal for the necessary maintenance of the system.

3. This is a clear departure from the Yapton Neighbourhood Plan. If the proposal is adopted it will show that, despite the effort put into the plan, it was all just a paper exercise.

4 Finally, the planners will know of the existing and proposed developments in Yapton and Ford. The infrastructure simply does not exist to sustain the continuing rape of the villages. I would particularly cite the shortfall of GP facilities.

Thank you for your attention.

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