

Andy Jones
1, NORTHWOOD COTTAGES
Burndell Road
Yapton
west Sussex
BN18 0HR

Your Ref: OWPC5980
Our Ref: F/7/15/OUT 24-04-2015
Please ask for:
Dan McEwan

10th 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 9th June 2015 which has been recorded as **'an objection'** with the comments as follows:

The visibility to the south from a drivers perspective when leaving the proposed development is limited due to the bend in the road and would present a hazard as vehicles do not stick to the 30mph limit as highlighted in the traffic survey.

Consideration should also be given to the queues which extend past the junctions with the A259 at the southern end of Burndell/Yapton Road adjacent the Oyster catcher public house and to the "comet corner" junction with the A259 to the south of the village.

It should be noted that this part of the road floods during heavy rains and has had particularly bad flooding on at least 2 occasions this year, further development can only make matters worse as less land will be available for run off and drainage once covered with concrete and tarmac.

With all of the recent and ongoing development we fail to understand where the occupants of all these properties are going to work? Certainly not in the village which will mean more car journeys just adding to the congestion as the new residents travel further to get to their place of work.

Conservation of open land; the view of open land from existing properties backing on to the site will be removed entirely.

More street lights equal more light pollution.

There is a need to safeguard the countryside and habitat of wildlife, although not rare deer, foxes, hedgehogs and even badgers have been witnessed using this field along with pheasants and a myriad of other bird species.

Another development in this area will have a real impact on the appearance of the area as green fields are covered with bricks and mortar.

The design, appearance and layout of this field is just right as it is a countryside surrounding a country village.

If this development falls outside of the neighborhood plan why is it even under consideration if we ignore these plans building will take place wherever.

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