

Mrs Elizabeth Stanton
Little Brake
Burndell Road
Yapton
Arundel
BN18 0HT

Your Ref: OWPC2847

Our Ref: F/9/14/PL

07-04-2014

Please ask for:
Mr P Cleveland

2nd June 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Application for outline planning permission with some matters reserved for 45 No new dwellings and new access. This application also lies within the parish of Yapton. This application is a Departure from the Development Plan.

Land south of Burndell Road Ford

Thank you for your internet representation made on 1st June 2014 which has been recorded as '**an objection**' with the comments as follows:

I wish to register an objection on the following grounds:

1. Road Safety

The bend obscures vision for pedestrians and drivers. This development along with the others that are taking place - rear of Fellows Gardens and Goodhew Close will increase the traffic and the risk.

The proposed realignment of the road will only increase the risk and make entering and exiting properties difficult particularly if the lay bys are removed or narrowed. A possible solution would be for the proposed development to have access through Fellows Gardens. The lay bys are regularly used for parking by visitors clear of the highway.

2. Flooding

The road has suffered recently from flooding. Properties on the south side of the road have had to be sand bagged for their protection. Any further development in this area will only add to the problem.

3. Sewage

It's a known fact that the current sewage system is inadequate to meet the needs of the present population. This development will only increase the problem.

4. Light Pollution

We will suffer light pollution from the street lights and traffic entering and leaving the development. The lights will shine directly into our bedroom

5. Neighbourhood Plans

This development falls partly in Yapton Parish and is outside the plan for Yapton.

Although Ford Parish council have approved this development and plan to include it in their plan this does not reflect the views of Burndell Road residents who although are in the parish of Ford live in the village of Yapton. We did vote against this at a Ford Parish meeting

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
Assistant Director Planning & Economic Regeneration