

Mr & Mrs R. Horan
2 Drove Lane, Main Road,
Yapton.
Nr Arundel
West Sussex
BN18 0EB

Your Ref: OWPC1703
Our Ref: Y/100/13/PD 29-11-2013
Please ask for:
Mr S Davis

2nd January 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

**Town & Country Planning (General Permitted Development) Order 1995 (As Amended)
Schedule 2, Part 3**

Prior Notification under Class M (Flexible Uses) for change of use from agricultural to B1 (Business)

Building 1 - Drovers Farm Drovers Lane Yapton

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

We are concerned that with the change of use to business there will be a marked increase of traffic, including commercial vehicles, using Drove Lane, over and above the current volume. This would cause possibly hazardous conditions at the Drove Lane/Main Road junction and at the entrance exit to the farmyard itself.

It appears highly likely that there will be the parking of private/commercial vehicles in the area surrounding the farmyard entrance and in Drove lane itself.

Drove Lane is unsuitable for any extra commercial traffic as it is only one vehicle wide and floods, as to be impassable, in bad weather.

As there are many footpaths leading too and intersecting Drove Lane and passing the farmyard any excess traffic could cause safety issues for pedestrians who are allowed to use the Lane and all footpaths freely.

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