

Mrs Madeline Johns
Apple Tree Cottage
North End Road
Yapton
BN18 0DL

Your Ref: OWPC5165
Our Ref: Y/12/15/PL 22-01-2015
Please ask for:
Mr S Davis

18th March 2015

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Construction of 4No. houses with associated landscaping & parking. This application is
a Departure from the development plan
The Old Coal Yard North End Road Yapton

Thank you for your internet representation made on 18th March 2015 which has been
recorded as '**an objection**' with the comments as follows:

The site of this application is outside the designated built up area of Yapton as defined in the official neighbourhood plan for Yapton. It was recommended that no development should take place outside this area and the old coalyard was deleted from the areas where development should take place by an independent advisor. What is the point of having a neighbourhood plan if it is not adhered to ? The level crossing near the site of the application is extremely busy and there is also the junction with Lake Lane to be considered. Permission has recently been granted for additional HGV's to be operating from Lake Lane and this has resulted in a lot more lorry movements ,often in the evening. I do not think the old coal yard is suitable for housing as this will lead to yet more traffic movements near these busy junctions. From a personal point of view, we moved to our property because it had a rural aspect and we don't wish to have 4 more houses in the area with the resulting noise and traffic increase.I have also been told by railway employees that one day the level crossing will probably be converted to a full skirted type as it has been deemed 'not fit for purpose' at the present time. This will mean that traffic will be blocking back, as at the Woodgate crossing, and I don't think that more housing so near the crossing is advisable and could be dangerous. Please refuse this application for development in line with the agreed parameters of the official neighbourhood plan.Thank you. Mrs M A Johns.

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