

Frank & Elaine Stansfield
19 The Croft,
North End Road
Yapton
BN18 0HZ

Your Ref: OWPC14327
Our Ref: Y/33/17/PL 17-05-2017
Please ask for:
Mr S Davis

23rd June 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

2No. detached dwellings. This application affects the setting of a Listed Building & the Character & Appearance of the Yapton (Main Road) Conservation Area.

Stakers Farm North End Road Yapton

Thank you for your internet representation made on 22nd June 2017 which has been recorded as '**an objection**' with the comments as follows:

A proposed development on this site (Y/108/14/PD which has gone to appeal) was objected to. and I make the following against:-

- 1. The location for the 2 new developments is alongside a single carriageway on a very busy main road out of Yapton. In the immediate vicinity there are access points for Yewtree Nursing home, the Avisford Medical Group Surgery and a Pharmacy, all of which have continual traffic throughout the day.*
- 2. This section of North End Road becomes even more heavily congested and dangerous when children are being transported to and from the nearby school. Being on a bus route there are frequent hold ups during these periods and vehicles are having to pull into these entrances, or onto the grass verges in order to pass, and should this application be approved it will add to even more traffic using this section of road.*
- 3. There is an elderly persons housing complex with approximately 40 residents alongside this proposed development, most of whom use the Surgery and Pharmacy and who find it an ordeal crossing this busy road, particularly at peak traffic times as there is no traffic control.*
- 4. Should this application be approved it could lead to further development applications for Stakers Farm site, as we have already seen in the application made at the outset of my objection, which will add even more pressure to the existing infrastructure in this location.*

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 to 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

Neil Crowther
Group Head of Planning