

yola harvey
sunnymead farm
north end road
yapton
bn180dl

Your Ref: OWPC26468
Our Ref: Y/33/20/PL 13-03-2020
Please ask for:
Amy Myer

22nd April 2020

Dear Sir/Madam

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

Demolition of existing dwelling & outbuildings & erection of 7 No. dwellings comprising 3 No. 4 bed houses, 1 No. 3 bed house & 3 No 2 bed houses. This application is a Departure from the Development Plan.
Sunnymead North End Road Yapton

Thank you for your internet representation made on 21st April 2020 which has been recorded as '**an objection**' with the comments as follows:

Y/33/20/PL

I am writing with reference to the planning application for Sunnymead Farm, North End Rd, Yapton, BN18 0DL.

As the resident in occupation of this property for the last 20 years I feel compelled to state my objection for the addition of seven dwellings at this address. As a matter of health and safety to road users and the residents of North End Rd, I feel I must inform you of the current conditions and my fears for the life of others should the planning be granted. On a daily basis since the introduction of the new train crossing gates I have to take frightening risks when pulling out of the drive due to the speed of drivers going as fast as possible over the crossing as they fear being stopped by the railway gates for up to 15 minutes whilst waiting for up to 4 trains, many minutes apart from each other to pass through. Due to the design of the crossing drivers are unable to see over the prow of the railway crossing as they approach to ascertain what is in front of them on the other side creating a huge health and safety risk to anyone leaving or entering their homes. Not only have the crossings increased waiting times for transport, the level of noise, massive queues far reaching in both directions, air pollution and rubbish has increased tenfold, it has very clearly made it extremely dangerous for the residents of Sunnymead Farm and close neighbours to enter or leave their properties. With the addition of seven further properties with the probability of two cars per household entering and exiting this address, it is a serious accident just waiting to happen.

I would also like to bring to your attention the vibrations the trains create as they pass through especially now their speeds have increased since the introduction of the new crossings and the possible damage these vibrations can cause to properties causing cracks and subsidence issues which I myself have experienced living here. Sound recording were made at the property but unfortunately before the introduction of the new crossings so I feel very strongly that they do not now reflect the current levels of noise pollution.

North End Road is at breaking point already with no extra infrastructure being put in place to alleviate what is already an extremely busy road. It is causing Mental health and Wellbeing problems with many of the residents both young and old.

Another point to consider is the regular flooding at the bottom of the property which can often reach nearly a third of the way up the garden. Due to the increase in rain during the winter months possibly due to climate change I feel the flooding will, as time goes on become a more regular occurrence. The flooding we experienced at the end of last year

2019 and the start of 2020 was the worst we had seen yet.

Sunnymead Farm is also the habitat of many insects, native birds and animals including, Black caps, Long tailed tit. Green Finch, Woodpecker, Sparrow Hawk, Owls to name but a few. There are also reptiles on the property such as Slow worms, Lizards, Newts including the Greater Crested, Grass snakes and Adders. The addition of seven properties would totally destroy their habitat, forever.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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