

**12 Fellows Gardens Yapton Arundel West Sussex BN18 0HW**

Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF

5<sup>th</sup> August 2015

Dear Sir/Madam

**Proposed Sub-division of existing plot to create 6 in number new 2-3 bedroom detached and semi-detached dwellings houses**

**Yapton Metal Company, Burndell Road, Yapton, West Sussex, BN18 0HP**

**Planning Application Ref Y/44/15/PL**

I write with regard to the above planning application as an adjoining neighbour and resident of the Fellow Gardens cul-de-sac.

Fellows Gardens is a private road. Consequently all the residential properties accessed off it are obliged to pay an annual payment for the roads maintenance. It is noted that the above proposed development seeks to benefit by seeking access via the private road to the public highway where it meets Burndell Road. Therefore, in this respect you should be aware that the planning application form submitted with the planning application is incorrect at the following sections:

*6. Question 1 – Is a new or altered vehicle access proposed to or from the public highway ?* – The Applicant answered yes. In fact, the answer should have been no because the access proposed is off a private road over which the applicant enjoys no rights of access.

Certificate A – The Applicant may be the owner of the area included within the red line of the application site but the submission is flawed and in fact should never have been validated by the Planning Authority because it doesn't make provision for access to the public highway and relies on access over private land. The submitted Certificate A is therefore an incorrect declaration. The correct notice should have served on the

owner of the private road and included with the submission. In addition, the red line shown on the location plan should have included the access road to the public highway.

Accordingly, on both counts the application submission is procedurally incorrect.

I trust that you will take these matters into account and advise the applicant to either amend or withdraw the submission.

Yours sincerely

Mr Alex Finn