

Michael Smith
22 Downview Road
Yapton
Arundel
West Sussex
BN18 0HJ

Your Ref: OWPC19427
Our Ref: Y/47/18/PL 01-06-2018
Please ask for:
Mr S Davis

30th July 2018

Dear Sir/Madam

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

Erection of 2 no. dwellings
Land adjacent 1- Holkham Cottages Burndell Road Yapton

Thank you for your internet representation made on 27th July 2018 which has been recorded as '**an objection**' with the comments as follows:

Flood Risk

The plans outline there is a distance of 5.5m from the rear of the development to the existing boundary to the property in Park Drive. Having observed the site there is no room for a soakaway as outlined in the plans. I understand a Soakaway should not be built within 5m of the proposed development and ideally should be remote from boundaries in case the neighbour of the property in Park Drive wishes to build.

Parking

The is no provision for parking for this new development. If cars and delivery vehicles are to park outside the new properties this will cause traffic flow problems along Burndell Road and at the junction of Downview Road. This is already an issue with residents of Ryebank walk parking their vans and lorries on the Downview Estate because there is inadequate parking for larger vehicles. Therefore this development will have a negative impact on the residents in Downview Road.

Site Management

During the construction of Emerald Gardens residents of Downview Road and Downview Way were unable to park due to construction workers vehicles being parked on the estate. There is no parking provision for construction workers on the proposed site, therefore they will either be causing traffic flow problems on Burndell Road or inconveniencing residents on the Downview estate. Also, there is little space for storing construction materials, therefore the developer should submit a site management plan to ensure there is minimal impact on traffic and residents in the surrounding area.

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