

MR & MRS J RYAN
12 East Bank
North End Road, Yapton
ARUNDEL
BN18 0DJ

Your Ref: OWPC15203
Our Ref: Y/49/17/OUT 07-07-2017
Please ask for:
Mr S Davis

14th August 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for the demolition of all existing structures & redevelopment of the site with up to 45 dwellings (30% affordable (up to 14)) & 0.3 hectares of landscaped open space with vehicular access from Maypole Lane & pedestrian/cycle access only from North End Road. This application is a Departure from the Development Plan & may affect the setting of a listed building.

Land at Street Buildings North End Road Yapton

Thank you for your internet representation made on 12th August 2017 which has been recorded as **'an objection'** with the comments as follows:

We and many other residents of Northend Road Yapton wish to record our objection in the strongest terms to this proposal. To be honest we cannot believe that anyone would even think of placing at least 45 dwellings on the proposed site and as for the suggested access to these properties on Maypole Lane how utterly ridiculous this small lane is only suitable for one vehicle at a time, there are no passing places then coming out on to Northend Road would cause even more congestion and chaos to this already very busy road. Has every one forgotten that Yapton has already got a Neighbourhood plan in place and agreed! Furthermore the infrastructure of Yapton is already under extreme pressure - Yapton School is FULL - Doctors surgery is bursting at its seams - and where are the jobs for the people that move in there are none locally so 40+ houses probably means at 2 cars per household at least 80 cars to make the local roads even more chaotic as these people commute morning and night. Also, what becomes of the wildlife that this proposed housing estate will up-root? We understand that this yet again Mr. Langmead looking to sell of all his land for housing to make a quick profit rather than using the land for its proper use and for which he originally bought it...agriculture use! We are sure that if he fails to get permission here he will soon be wanting to sell of another piece of unsuitable ground in the near future!!

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

Neil Crowther
Group Head of Planning