

Eleanor Magilton
The Old Cottage
North End Road
Yapton
BN18 0DS

Your Ref: OWPC15209
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 13th August 2017 which has been recorded as **'an objection'** with the comments as follows:

This is not in our Neighbourhood Plan. We are already overwhelmed with planning applications which is reducing our village to a housing estate with few facilities. Yapton should not be joined up with Barnham. These houses, and others in the village, are not being built to meet local requirements. They seem to be being bought by people from the London suburbs.

There is no work in the village. Everyone has to travel and the roads are already unable to cope with the volume of traffic. We have vast numbers of cars coming along Ford Lane and there are constant accidents at the junction with North End Road. The addition of all those cars from Maypole Lane is impossible. There will be even more accidents. Also, Maypole Lane itself is narrow with just a couple of parking places. How are all these additional cars going to get in and out?

I would also question whether Langmead owns the proposed access on Maypole Lane. When I came to live in North End Road 25 years ago the gap between the field to the south of Maypole Lane and the house was an open lane. I walked regularly up there with my dog as did other people. Langmead put a gate at the Maypole Lane end when they bought the land. That does not make it their property.

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