

Mr C Carter
12 Longacre Park
Maypole Lane
Yapton
BN18 0DR

Your Ref: OWPC15239
Our Ref: Y/49/17/OUT 07-07-2017
Please ask for:
Mr S Davis

16th 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 15th August 2017 which has been recorded as **'an objection'** with the comments as follows:

*This planning application beggars belief! To consider building up to forty five houses with vehicular access from a single track lane with a couple of passing places (apparently not maintained by the council) is simply ludicrous. The North End Road/Maypole Lane/Ford Lane junction is already a dangerous crossroads, the additional traffic generated by this proposal would clearly lead to more accidents with vehicles unable to turn in to Maypole Lane because of vehicles coming the other way. In addition, there would likely be more accidents in the Yapton level crossing area and in the North End Road primary school area. The local road infrastructure simply will not support all the proposed developments, particularly this one. I fail to understand why more houses are needed in a small village with two shops, one school, one GP surgery and one pub when I am led to believe that houses in other new developments in the village remain empty. There should certainly be a public consultation on this application and also on the application for one hundred houses south of Ford Lane. These are just further examples of greedy landowners trying to cash in by building on every available space without any consideration for existing local residents or the character of the area. Please reject this planning application.
Thank you.*

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