

Lynda Baddock
4park cottages north end road

Bn18 0dt

Your Ref: OWPC15291
Our Ref: Y/49/17/OUT 07-07-2017
Please ask for:
Michael Eastham

21st 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 20th August 2017 which has been recorded as **'an objection'** with the comments as follows:

*I am extremely disturbed by this application for the following reasons
It is well outside the agreed Yapton neighbourhood plan
There is no gas provision in this end of the village
There are listed buildings in the vicinity and my cottage is upwards of 300 years old as are all my neighbours
The roads involved are not designed for the type of traffic which uses them at present let alone the extra traffic this application would generate.
45 houses means 90 more cars and approx 180 new people.
There have been several accidents lately at the junction of Ford Lane and Maypole lane. These roads are small country lanes which are used as a rat run between the A27 and the coastal roads with articulated lorries from the industrial estates in Ford Lane also adding to the chaos. Add to this the parents dropping off and picking up from the school choking up the road and parking on the grass verges and the fact that there is only a narrow pathway along this stretch of road and you can imagine the speed and volume of traffic.
There is no railway station in the village and a minimal bus service so anyone living in these houses would have to commute by road.
Maypole lane is a single track road with 2 passing places only making it totally unacceptable to take more traffic.
In the village there is one GP surgery and it is already not easy to obtain appointments when needed and will not sustain even this level of service if put under further pressure. The sewerage system will not be sufficient to cope with all this extra use age. The Buildings in Ford Lane had to be fitted with a special pump when converted into offices as the existing sewage system could not cope.
The village school has no space to expand as houses are planned to surround it.
The character of the village is being changed beyond recognition with no thought to those of us who have decided to make our lives here.
Will there be a public consultation?
This affects us here in Park Cottages as the proposed buildings will be at the back of our garage and no doubt there will be Windows which will overlook our garden- not what we expected when we moved here. Lynda Baddock*

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