

Mr Steven Taylor
1 Park Cottages
North End Road
Yapton
BN18 0DT

Your Ref: OWPC15295
Our Ref: Y/49/17/OUT 07-07-2017
Please ask for:
Michael Eastham

22nd 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 21st August 2017 which has been recorded as **'an objection'** with the comments as follows:

I would like to add my objection to this planning application. My wife has already responded on behalf of us both, but there are some additional concerns we would like to raise:

- 1. This site is immediately next to our house, and would impact directly on our day to day lives.*
- 2. The boundary is along the narrow drive to the side of our house, and then immediately behind the garages at the back of our garden. It would therefore affect the light into our house and garden, and would mean we would be overlooked on all sides.*
- 3. The noise and disruption, during building and once completed would significantly affect our day to day lives.*
- 4. The light pollution would impact significantly on us.*
- 5. The increased traffic, noise and pollution would impact directly on our day to day lives.*
- 6. The current view we have of the stables, paddocks, fields and trees would all be destroyed. Our countryside is precious, and one of the reasons we chose to live here.*
- 7. I am sure that as well as the impact on our lives, the reduction of light, increased pollution and noise, it would affect the value of our house.*
- 8. The failure to consult ourselves and our neighbours who would all be immediately affected and disrupted to our detriment should be a cause of serious concern to the Council.*
- 9. The local news recently reported that over 7000 vehicles per day use the nearby Yapton level crossing. This is a small B road in a rural area and the traffic in the village has increased dramatically since we came here over 10 years ago. The introduction of further traffic which is inevitable with increased housing is of serious concern for pollution and for safety.*

In summary, the proposal affects us directly, significantly and to our detriment, and I would urge the Council to consider these personal concerns alongside the wider concerns we have raised about the impact on the village and the already overloaded road system and lack of infrastructure and employment.

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