

Jim payne
lake barn maypole lane
yapton
arundel
w.sussex
bn18 0dr

Your Ref: OWPC15346
Our Ref: Y/49/17/OUT 07-07-2017
Please ask for:
Michael Eastham

24th 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 23rd August 2017 which has been recorded as **'an objection'** with the comments as follows:

I have read the correspondence between the applicant and wsccl(highways) regarding the access to and from this site. It says, amongst other, that the track is in constant use. This is NOT true. Until recently this track was in dubious ownership. It has recently become the property of the applicant. In the 15 years i have lived in maypole lane, i have seen almost no use of this track. there would have to be defined T Junction onto maypole lane with traffic from the development giving way to maypole lane. the lane is not wide enough for two vehicles to pass there would have to be considerable improvement of maypole lane to allow two way flo. with the implementation of the glasshouses on long acre field (y/36/15/pl), there would be approx. 20 tractor movements each day along the track and maypole lane. the exiting and entry of maypole lane is a precarious affair now. with more traffic in the lane it would be even more precarious.

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