

Lauren Glasspool
Croft Cottage
Maypole Lane
Yapton
Arundel
BN18 0DP

Your Ref: OWPC15365
Our Ref: Y/49/17/OUT 07-07-2017
Please ask for:
Michael Eastham

25th 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 24th August 2017 which has been recorded as **'an objection'** with the comments as follows:

- 1. It Would affect us personally as the site is directly connected to land at the back of our property, therefore disrupting the view from our property.*
- 2. Access via Maypole lane would mean potentially an extra 80 cars travelling up and down what is a single track lane, if each house has two cars. Pedestrian safety would be severely compromised.*
- 3. The junction of Maypole Lane, Ford Lane and North End Road is already an extremely busy and difficult junction, Further traffic would make this worse.*
- 4. Local amenities are already stretched.*
- 5. This was not part of the original neighbourhood plan and there has been no consultation so this application was not well known.*
- 6. Should it go ahead the construction traffic would make Maypole Lane extremely dangerous for pedestrians, cyclists and all road users. Maypole lane is used by a lot of cyclists commuting to and from Lake Lane.*
- 7. Increased housing is detracting the character of the village, and devaluing neighbouring properties.*

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