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25th January 2022

Paul Gaylor  
14 Kings Close  
Yapton  
Arundel  
West Sussex  
BN18 0EX

**Case Officer:** Maria Tomalova  
**Telephone:** 01903 737510  
**Email:** [maria.tomalova@arun.gov.uk](mailto:maria.tomalova@arun.gov.uk)

Dear Sir/Madam,

**Town & Country Planning Act 1990 (as amended)**  
**Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5**

Application No: Y/4/22/OUT  
Site Address: Kings Close Yapton BN18 0EX  
Description of works: Outline application with all matters reserved for residential development of a single detached bungalow dwelling (resubmission following Y/23/21/OUT).

Thank you for your internet representation made on 24th January 2022 which has been recorded as an objection with the comments as follows:

OWPC43682

My comments are submitted in my capacity as a Director of the Kings Close Management Company. Being private land, we own and maintain the road at our own expense. We are already experiencing considerable abuse of the rules from unauthorised vehicles and dangerous parking on the T junction adjoining the main road.

We need to ensure that this application does not lead to damage of our property or other anti social issues throughout the construction phase.

We would ask that if permission were granted, conditions be attached to protect our interests, relating to:

Working hours and days

Wear and tear of road through heavy vehicles

Contractor parking

Cleaning of road

Legal permission to use our private road for access.

Despite paying full rate council tax, we have to maintain our own roads, at our own expense. We need your support to ensure that in the granting of permission, we are not adversely affected financially.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party,

you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to [planning@arun.gov.uk](mailto:planning@arun.gov.uk) and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



**Neil Crowther**  
**Group Head of Planning**

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

**If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.**

**To register to receive notification of planning applications in your area, please go to**  
<https://www1.arun.gov.uk/planning-application-finder>