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23rd February 2022

Naeem Awan
Kingswood
King's Close
Yapton
West Sussex
BN18 0EX

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: 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 23rd February 2022 which has been recorded as an objection with the comments as follows:

OWPC44606

I am objecting to the proposed building for the following reasons:

1.) Safety

Kings Close is a narrow road with no pavement or streetlighting. Delivery vans and medical supply vehicles regularly use the road during the day in addition to residents own vehicles. Pedestrians, including children going to/returning from school, parents with prams/pushchairs have to use the road. This impacts on all residents safety now. If you add the construction traffic, delivery lorries and the building of infrastructure, the safety of the residents will be further compromised.

2.) Impact on the neighbourhood - as this area is already fully developed and populated, any further building work will severely impact and inconvenience the residents access to and from their properties and Kings Close in terms of the noise of the building work, the road will have to be dug up to install the infrastructure, the flow of contractors vehicles and delivery of building supplies and pedestrian access.

3.) Environmental- There is a colony of 6-7 hedgehogs that live on the site plus adjoining properties. I believe these are a protected species and as such, their environment will be totally lost. There has already been enough green space concreted over from the development of Kings Close. What is left should be preserved not destroyed.

4.) Current hazards that will be only be worsened - the entrance to Kings Close is narrow. Cars, vans and even lorries park on the double yellow lines making access to and from the road difficult and dangerous now. Vehicles that park on the main road on the yellow lines make it dangerous to leave or access Kings Close. The Council should be policing this area now. This will become more of a problem if you add building vehicles entering and leaving on a regular basis. It will become more dangerous and difficult for residents to enter and leave the road. Three times the concrete posts by the Co-op have been knocked over. There are regular

verbal conflicts between residents and vehicle owners that park on the yellow lines. Moreover, the Close is used by a multitude of vehicles to turn around (despite the 'no turning' signs), which only makes it more dangerous for residents as pedestrians or using their vehicles.

Surely there must be a Highways Safety Act that covers the interests of residents (with no pavement or streetlighting) in these circumstances.

Yapton already has too much development and with all the effects of building this creates, eg constant road works, large vehicles constantly using the roads, mud and mess on the roads, volume of traffic. There are already enough new builds in this area now. Consideration and respect should be given to the residents of Kings Close as Council Tax payers. Kings Close is fully developed and used now and needs the Council to help in making the road safer for residents now. Any further development will only make the current safety issues I have mentioned become worse.

These are my reasons for objecting and I ask Arun District Council to please show consideration for my arguments. I would welcome any support to help improve the the current issues I have mentioned.

Naeem Awan

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 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>