

Chris Sprules
18 The Millers
Yapton
West Sussex
BN18 0LE

Your Ref: OWPC12498
Our Ref: Y/5/17/OUT 27-01-2017
Please ask for:
David Innes

9th February 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application for 51no. dwellings with all matters reserved except for access. This application is a Departure from the Development Plan.

Cinders Nursery & Land R/O Cinders Lane Yapton

Thank you for your internet representation made on 8th February 2017 which has been recorded as '**an objection**' with the comments as follows:

Sustainable Transport

The ever increasing level of planning applications for housing estates in Yapton is leading to an unsustainable demand on our roads and country lanes. This increases the safety risk for road users - especially cyclists, causes frustration to road users and has a negative impact on health.

The existing National Cycle Route 2 will shortly be upgraded by a new off road route running alongside the A259 and once completed will see the removal of NCN2 status from Bilsham Road. No comment is made within this application on how this site will link and provide safe cycling access for young and old to the NCN2, the Village or local cycle routes.

Therefore this application should be rejected until a) it clearly identifies local Sustainable transport solutions and not just generic comment - this should include on site routes and off site links to schools, shops and other transport hubs b) describes how it will link to interconnecting cycle routes c) an allocation of Section 106 Funds is levied to achieve these objectives

Sustrans

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

Karl Roberts
Director Planning & Economic Regeneration