

Roger Francis
28 Cherry Avenue
Yapton
Arundel
BN180LB

Your Ref: OWPC13065
Our Ref: Y/5/17/OUT 27-01-2017
Please ask for:
Lucy Harding

6th March 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 3rd March 2017 which has been recorded as **'an objection'** with the comments as follows:

Dear Sir,

The proposed development is for 51 dwellings. If we assume that each dwelling has a minimum of 1 car that would generate over 100 traffic movements per working day with the majority being at peak times. This application only serves to increase the traffic issues in Bilsham Road and potential for accidents. Let us consider why:

- 1. The drawings submitted appear to widen the road outside Bilsham Road stores and Medway Cottages. this appears to be achieved by removing the pathway for pedestrians. This is unacceptable. This change would remove the parking space outside the store and Medway cottages. Where would the pedestrians and residents cars go. I perceive that they would park elsewhere on Bilsham Road thereby increasing the congestion in that area. Are pedestrians walking to the store simply to "take their chance" when going shopping by walking in the road?*
- 2. The proposal is to widen the access to Cinders lane by changing access to the GP's surgery by setting back entry some 7 meters. This will create a small "T" junction in Cinders Lane. What will happen when cars are exiting Cinders lane and others are trying to access the surgery?*
- 3. Let us imagine two cars leaving Cinders lane at peak times, pedestrians walking to the shop, someone trying to enter the surgery, cars parked on Bilsham Road and two Coastliner buses approaching from different directions. Chaos!*
- 4. Cinders lane is described in the Neighbourhood plan as a narrow track. This is to be narrowed by the provision of a footpath. How will cars coming in and out of Cinders lane pass by each other? Do they mount the pavement or will there be cars parked as people go to the shop?*
- 5. These changes are proposed to be implemented in an area of "moderate" street lighting.*

I object to these planned changes to Cinders Lane as they are ill thought through, short term and dangerous. I foresee many future issues arising with accidents and congestion if they proceed.

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