

d rabey
56 cherry avenue
yapton
west sussex
bn18 0lb

Your Ref: OWPC13099
Our Ref: Y/5/17/OUT 27-01-2017
Please ask for:
Lucy Harding

9th 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 8th March 2017 which has been recorded as '**an objection**' with the comments as follows:

I object to the proposed development because of the:

- 1)Adverse effects on the residential amenity of neighbours and myself by reason of noise,disturbance,overlooking,loss of privacy,overshadowing,pollution from vehicle engines belonging to site residents,roadworks and repair from infrastructure failures and telecoms installation.*
- 2)Unacceptably high density/over-development of the site involving loss of open ground and open aspect of the neighbourhood.*
- 3)Poor visual impact of the development.*
- 4)Detrimental effect of the development on the character of the village and neighbourhood.*
- 5)Development design(including bulk and massing,detailing and materials).*
- 6)Proposed development being over-bearing,out of scale and outside the agreed Development Plan,and out of character in terms of its appearance compared with existing spatial use in the neighbourhood.*
- 7)Loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners.*
- 8)Development seriously affecting highway safety and the convenience of road users in and through Yapton.*
- 9)Unresolved issues concerned with road lighting,foul sewerage including the siting and size of any required pumping station,telecomms and the badgers,newts, bats and voles on the Nursery site,as well as adequate noise suppression measures for the residents of Cherry Avenue.*

Specific Unresolved Points

- noise and odour impacts from any foul sewerage pumping station;*
- eventual developer unnamed and yet to sign Arun Developer and Partner Charter;*
- S6 of the Application is incorrect and misleading with regard to bullet points 3,4,5;*
- Drainage asset mapping to identify foul sewer connection unavailable,no overall impact on Yapton of all the foul sewerage arising from current or proposed housing developments;*
- Biodiversity and GC Sections 13 and 14 incorrect because bats and lizards inhabit site;*
- S14 of the BGCS incorrect as there is contamination on the site;*
- S23 incorrect without contamination assessment;*
- Cinders Lane is a private lane.S4.2 contradicts the PA.The 2 new proposed Surgery entrances will increase congestion and reduce safety of pedestrians and motorists;*

-Travel Plan Statement indicates 115 parking spaces so Transport Statement inadequate in traffic, noise safety and pollution impact assessments. The B2132 already used as rat-run many times a day even without significant parking in the vicinity of Cinders Lane (which there is);

-the PIA is cannot predict future traffic incidents given the obvious access issues re Cinders Lane;

-paragraphs 5.4 to 5.8 are triumph of cycloptic planning over optical reality;

-para 6.10 was written by someone who either doesn't drive or live in Yapton ditto para 7.6. Para 7.7 is incorrect as the proposed development will radically change the traffic profile in Bilsham Rd;

-NO residents were consulted on ANY aspect of this proposed development;

-unclear what impact tree felling will have on surface water and flood management;

-extended Phase 1 Habitat Survey carried out outside of the optimum survey season;

-Flood Risk Assessment and Drainage Strategy para 3.4.2 confirms sewer capacity checks with Southern Water are awaited with confirmation that upgrade works (as yet unspecified) to the network are not needed (or the consequences thereof). Groundwater monitoring has yet to be carried out;

-paras 5.1.2 to 5.1.5 of the Foul Drainage Strategy imply major implications for this proposed development and matter of fact recording of necessary works and impacts on both Southern Water and existing Yapton residents. Bullet points 2, 3, 4 and 5 do not lead to conclusion in bullet point 6. Connection to the foul sewer suggests major infrastructure work in Cinders Lane and Bilsham Road on basis of diagram on page 20 of the Planning, Design and Access Statement;

NO proposals for noise abatement for all houses in Cherry Avenue overlooking the proposed new roadway and pavement in Cinders Lane.

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