

D Rabey
56 Cherry Avenue
Yapton
West Sussex
BN18 0LB

Your Ref: OWPC13118
Our Ref: Y/5/17/OUT 27-01-2017
Please ask for:
Lucy Harding

10th 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 9th March 2017 which has been recorded as **'an objection'** with the comments as follows:

Further to my earlier objection to this proposed development I wish to raise three further points as follows:

- As Cinders Lane is a private lane who will be responsible for its stewardship and maintenance when it becomes a metalled road and pavement;*
- As there are few roads in Yapton and Barnham that have not been dug up(some several times) what access will there be in Cinders Lane for vehicles(including emergency vehicles) when,inevitably,the Lane is dug up for infrastructure repair,development,failure or improvement?;*
- If the proposed development proceeds and there is damage caused to the perimeter fencing and ground of Cherry Avenue residents who is liable in law for such damage?*

Thank you

Regards

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