

Jo Gold
1 Canal Cottages
Main Road
West Sussex
West Sussex
BN18 0EA

Your Ref: OWPC17101
Our Ref: Y/92/17/OUT 15-12-2017
Please ask for:
Mr D Easton

30th January 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

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

Outline application with all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping. Departure from the Development Plan and Access route is within the Yapton (Main Road) Conservation Area.

Land east of Drove Lane Yapton

Thank you for your internet representation made on 29th January 2018 which has been recorded as '**an objection**' with the comments as follows:

I object to the the above planning application due to the the proposed emergency exit/path that is through a scheduled ancient monument in a conservation area adjacent to private wildlife gardens of Canal Cottages. It is proposed that this path comes out through a conservation furniture of a village metal fence into Main Road also in the conservation area into the part of Main Road that constantly floods. The proposed location of the exit/path is adjacent to to hibernating bats in a hollow tree, breeding slow worms under some old carpet in the garden , a resident colony of both house and tree sparrows, and next to the returning birthing roosts of swifts that have nested in under the eaves of the Cottages for more than 25 years. The garden wild life pond is used by grasssnake, slow worms and hedgehogs amongst many red listed birds. Bees and butterflies are also overwintering .The wild life pond that harbours a crested newt, and is used by birds, bees, butterflies , grass snakes and slow worms .

This path could not be called an emergency path as it could not take an emergency vehicle.

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

Neil Crowther
Group Head of Planning