

Yapton Parish Council  
Mr A. Gardiner, Clerk of the Council  
38 Ruskin Avenue  
North Bersted  
Bognor Regis  
PO21 5BW

**Your Ref:** OWPC26062  
**Our Ref:** Y/121/19/PL 20-12-2019  
**Please ask for:**  
David Spring

13th March 2020

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

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Demolition of existing dwelling & outbuildings & erection of 11 No. dwellings (net increase 10 units), access, landscaping & associated works.

The Steddles North End Road Yapton

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Thank you for your internet representation made on 12th March 2020 which has been recorded as '**an objection**' with the comments as follows:

*Yapton Parish Council (YPC) note the applicant's recent comments regarding YPC's recent letter of objection.*

*YPC have re-consulted in light of this and remain strongly opposed to the loss of a large family home and gardens for the creation of 11 dwellings. YPC view the redevelopment of this site will set a precedent which will encourage owners of large family homes to redevelop their plot for inappropriate housing schemes and consequently dilute the historic mix and identity of the village.*

*YPC have concerns that in allowing the demolition of the existing house to enable a larger housing scheme will encourage the re-emergence of garden grab in Arun.*

*YPC therefore remain strongly opposed to this application.*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website [www.arun.gov.uk/planning-privacy-statements](http://www.arun.gov.uk/planning-privacy-statements).

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