



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

24th February 2022

Yapton Parish Council
Mr A Gardiner
38 Ruskin Avenue
North Bersted
Bognor Regis
PO22 7ND

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

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

Application No: Y/186/21/PL
Site Address: Bonhams Field Main Road Yapton BN18 0DX
Description of works: Erection of 32 No dwellings with associated works including access, landscaping and parking. This application may affect the setting of a listed buildings, may affect the Main Road/Church Road Conservation Area. This application is in CIL Zone 2 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 24th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44634

YPC would reiterate its strong reluctance at seeing this site which is key to the setting of both a conservation area as well as reflecting the Yapton's historic rural identity becoming an overdeveloped residential area. YPC therefore continues to strongly seek an appropriate and sympathetic development that both reflects the historic nature of this location and importance of its setting.

YPC strongly objected to the applicant's refused application, Y98/20/PL, which proposed a denser scheme of 75 dwelling, an increase of 19 units from the approved application Y/1/17/OUT. YPC fail to distinguish the material difference between the failed application and this new application which in essence proposes an overall residential development on the same plot for a total of 73 dwellings.

YPC therefore continue to object to a denser development on this site and view the current application as a cynical planning tactic which fails to consider the Community impacted.

YPC has submitted a full response which can be found elsewhere on this portal, but has concluded as follows:

7. Conclusion

YPC is of the view that the Parish has to date contributed positively towards Arun District Council's housing supply on a District level and more than adequately allowed for the Parish's actual immediate local need

YPC believe that the benefit of the additional 16 dwellings proposed for this site is significantly outweighed by the detrimental impact they will produce in terms of affordable housing, impact on water stressed zones, highways, anti-social parking, loss and erosion of green verges and pavements and the significant erosion of landscape quality defining the setting of the conservation area and adjoining listed buildings.

YPC therefore request that this application is refused planning permission.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>