

Robin and Pauline Lovell
Bonhams House
Main Road
Yapton
Arundel
BN18 0DX

Your Ref: OWPC12533
Our Ref: Y/1/17/OUT 03-01-2017
Please ask for:
David Innes

10th February 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

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

Outline Application with some matters reserved for the erection of 56No. dwellings with associated open space and creation of new access. This application is a Departure from the Development plan & affects the character & appearance of the Yapton (Main Road) Conservation Area.

Bonhams Field Main Road Yapton

Thank you for your internet representation made on 9th February 2017 which has been recorded as **'an objection'** with the comments as follows:

This site is not in the neighbourhood plan, the houses are not necessary, the application being purely for financial gain to the owners. If permission is granted will remove the last piece of green land at the south western end of the village. The site is bounded on two sides by the Main Road and Church Lane Conservation Area. Part of the site itself is within that same Conservation Area. Arun DC acknowledges it has a duty to conserve and enhance the character and appearance of each Conservation Area, perhaps the existing section of could be extended to encompass the whole field which is the subject of this application.

The proposed ingress exit onto this fast stretch of Main Road will create danger to residents and pedestrians alike.

Can the local infrastructure cope with a further 56 houses on top of 350 already being provided without enhancement of all facilities.

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