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1 Canal Cottages
Main Road
Arundel
West Sussex
BN18 0EA

Your Ref: OWPC12568
Our Ref: Y/1/17/OUT 03-01-2017
Please ask for:
David Innes

13th 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 11th February 2017 which has been recorded as '**an objection**' with the comments as follows:

I live opposite Bonhams House and our immediate neighbour is The listed Malt House. Our Sussex flint walls abut the Main Road and are also listed. These walls are subjected to surface water that lays on the Main Road. It is present for 10 months of the year, only dry in high summer. In our parking bay I have to drive through surface water to park my car. There is council notice on the adjacent grass verge showing the traffic that there is a flood on the Main Road. It is very likely that 56 houses would increase the flooding of The Main Road and in turn our home and listed Sussex flint walls. By their own admission Southern Water does not have the capacity to cope with a development of this size.

The traffic increase of 56 homes will make it impossible for me to leave or enter my parking bay. Our cottage lies within the conservation area and this development contravenes the policy. The local school is very close to capacity and will be full in the very near future with the already granted development of 108 houses at the other end of the village on the old Burndell scrap yard site. The school or the Doctors surgery cannot cope with another development of this magnitude.

The land is grade 1 grazing land and should remain so. We need to graze our animals with the onset of Brexit. Once land is built on it is lost forever. It is currently grazed for 9 months a year by shepp and lambs. As good farming practice it is rested at certain times of the year.

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 to 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