

Mr Richard N Hocking
Drove Lane farm
Main Road
Yapton, Arundel
W. Sussex
BN18 0EB

Your Ref: OWPC12562
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 10th February 2017 which has been recorded as '**an objection**' with the comments as follows:

I farm and occupy this land and have done with my father before me, since 1970. I may not keep stock of my own but I allow it to be grazed in the Autumn and Winter by sheep to eat the grass down tight and this encourages vigorous growth from the bottom. The sheep also dung the field which means very little nitrogen is ever applied.

There is water available for any livestock there 365 days of the year.

The produce taken off the field is hay which is a very valuable to me and if I lost this field I would be seriously financially affected. Despite what Seawards say, the gateway into the field is perfectly wide enough for all my operations and always will be and it is a good size for hay making.

That aside, The Yapton Neighbourhood plan does not include this field, there are far too many people living in Yapton already according to the very overstretched amenities such as Doctors, school places and parking at these places as well as in the village.

This plan is encroaching on conservation areas, drastically affecting the views of the countryside for all the houses that look across Bonhams field and will add to local flooding which this winter Seawards haven't been able to witness.

The B2233 is (despite the 30 mph limit) a fast and dangerous road and has become very much busier in the last 5 to 10 years. This plan will just incur further congestion and will be hazardous trying to exit the site onto Main Road. It just isn't feasible.

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