

E Cordingley
Rumah Sabah
Church Lane
Yapton
BN18 0EH

Your Ref: OWPC12646
Our Ref: Y/1/17/OUT 03-01-2017
Please ask for:
David Innes

15th 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 14th February 2017 which has been recorded as **'an objection'** with the comments as follows:

Yet another planning application that was not included in Yapton's Neighbourhood Plan. Whilst it may look like an empty field it is constantly farmed and thereby provides an important service as well as someone's livelihood.

The historic setting of Yapton village is of a rural community. The approach to the village from Barnham currently reflects this - but further development would destroy the setting of the conservation area.

There would be additional traffic from extra housing which would become intolerable on the village's roads. Since there is hardly a regular bus service and no train station in Yapton, all residents would need to use a car, and the position of the site is by a dangerous bend.

This development should be rejected.

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