

Angela Broughton
Elm Barn,
Main Road,
Yapton
BN18 0DX

Your Ref: OWPC12793
Our Ref: Y/1/17/OUT 03-01-2017
Please ask for:
David Innes

20th 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 19th February 2017 which has been recorded as '**an objection**' with the comments as follows:

I am writing to object in the strongest possible terms to this planning application. If this proposed development is approved and built, it will have a substantial adverse impact on my property and my home, and on the ability of my family to continue to enjoy a quiet and peaceful life in the countryside.

Our listed barn has been the main focal point on entering the village of Yapton for literally hundreds of years, and should remain so to maintain the integrity of the village street scene.

Elm Barn and the surrounding fields are the only area of rural countryside left between us and Barnham and building on these fields will result in joining Yapton to the sprawling, seemingly uncontrolled mess of Barnham. This field creates a natural boundary between the villages, and provides an important high quality grazing area for livestock for more than 6 months of the year.

Unlike Barnham, Yapton currently still has a heart in the form of a beautiful listed church, a village green and village hall, all in close proximity, forming the heart of the village. This will be lost if we are joined to Barnham, and Yapton will no longer have the appearance of a separate village.

Not that anyone from Seawards or the owners of the land are interested in this point, but the area they want to build on is within the Main Road Conservation Area, and close to many other listed or quality buildings in the village.

The proposed development will totally spoil the rural character of the entrance to the Main Road Conservation Area, and the existing open views to the Farm and Downs will be lost forever. It will remove the last piece of open field at the western end of the village.

The financial impact this will have on our properties will be quite significant. Is it right that they can make very significant financial gains while we will all suffer significant financial losses on the value of our properties?

I understand that personal financial impact is not a planning matter, but the likely loss of value to my property if this goes ahead reflects the impact it will have on things that are

planning matters, such as loss of visual amenity, loss of openness within the countryside, loss of privacy from overlooking, and additional noise from housing estate activity including additional traffic movements.

A point I feel also worth a mention is that when we were restoring our barn we had to comply with many listed building regulations. One of conditions was that we were not allowed any windows in our barn on the side facing Barnham. We were only allowed to maintain the triangular ventilation slits built in the original barn as it would spoil the view of the barn on entering the village from Barnham. This in turn rendered the whole of one side of the barn virtually useless as it did not have any windows.

Is it right that not so many years on, a developer is now considering totally wrecking the whole of the street scene by surrounding our barn with a large housing estate.

I have read the other objections made so far, and would like to state that I agree with all their valued comments.

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