

Richard Serna
Myrtle Cottage
North End Road
Yapton
West Sussex
BN180DU

Your Ref: OWPC12871
Our Ref: Y/1/17/OUT 03-01-2017
Please ask for:
David Innes

23rd 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 22nd February 2017 which has been recorded as '**an objection**' with the comments as follows:

RE: Objection to Planning Ref Y/1/17/OUT

I would like to raise an objection to the proposed planning for 56 houses adjacent to Main Road, currently referenced as Y/1/17/OUT "Bonham's Field". My objection is based upon the factors as set out below:

1: Significant Damage to Existing Eco-System- The field is currently used as arable land, both for hay and by livestock for grazing. This is a greenfield site of grade 1 agricultural land which is regularly utilized. The use of the land for hay crop and subsequent grazing by sheep means it is not chemically farmed and thus contributes to a sustainable agriculture which is important for our wildlife. The presence of owls and woodpeckers is indicative of this approach to farming. The loss of this land to houses would permanently damage this established eco-system.

2: Increased Risk of Flooding - With heavy rainfall the road where the proposed development exits onto the current B2233 already floods. The development of non-permeable surfaces and 56 properties, access roads and paving can only result in a significantly increased risk of flooding.

3: Loss of Rural Village Setting - The field is currently part of an important rural approach to the village, predominantly unchanged since the 1890s. As such it contributes to Yapton as being a rural village. I live in a conservation area within this rural village, this development borders my property and will significantly and detrimentally impact the views from my property

4: Agreed Neighbourhood Plan - This development is outside the scope of core development committed to in the Yapton Neighbourhood Plan 2014-2029. Whilst Seaward believe that the current plan offers insufficient housing, should we not at least develop on the ground agreed, before looking to develop elsewhere?

5: Required Infrastructure Improvements - The Yapton Development Plan 2014-2019 did identify additional possible areas for development, but highlighted that they should only be considered if there was also an associated plan to improve school, healthcare and/or road infrastructure. There currently appears to be no proposal by Seawards to improve any of

these areas.

6: Road Infrastructure - The development will create an increase in traffic on Main Road, across the level crossing at North End Road and at the C of E Primary School, which is already unpassable at certain times of the day

7: Inadequate Parking Provision - In relation, the level of parking needed to ensure off-road parking means that for 2 and 3 bedroom dwellings, 2 parking spaces should be provided and for 4 bedroom houses, this figure rises to 3 (figures set out in the Neighbourhood Plan) and as such, the current proposed allocation of parking does not meet these guidelines. Any overflow of parking into Main Road will bring an increased risk of accidents.

In summary, this site is an important break between the two villages of Yapton and Barnham. The development proposes to infill one of the last remaining gaps separating two of the six villages. If developed, this site would create one unbroken line of development between Yapton and Barnham, effectively merging two rural areas into a town without the adequate and necessary support services that such a conurbation demands.

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