

Allen Misselbrook
Walene, Bilsham Road,
Yapton
Near Arundel
West Sussex
BN180JN

Your Ref: OWPC12879
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 23rd February 2017 which has been recorded as '**an objection**' with the comments as follows:

I wish to register my opposition to this Planning Application Y/1/17/OUT for the following reasons:

- 1. It is not an area that was identified in the Neighbourhood Plan which was produced and accepted by the Yapton Parish population. The finalised plan was ratified by the ADC.*
- 2. The building of 56 houses on a site which is immediately adjacent to a Conservation Area would have a serious negative impact on the area and the reasons why it was created.*
- 3. Several of the houses which border the proposed site are listed buildings and this development would impair their historical value, setting and possibly their structure due to physical upheaval caused by the construction work.*
- 4. The amount of vehicular movements from residents, service vehicles etc. created by this number of new homes would bring chaos onto a road which at times is already overloaded with traffic caused not least by the problems recently created on the A259.*
- 5. Local services which are already running close to capacity, schools and medical facilities for instance, especially with all the extra building work which has been or in the process of being completed in the village, will struggle to cope with the extra demands the increase in population will bring.*
- 6. The proposed area is a Greenfield site consisting of hedges and meadowland which are not only continually used for grazing and producing animal fodder, it is a wild life haven to many wild birds and small mammals which are on the decline due to the pressures of modern day farming methods. It is a welcome source of food to Raptors such as Buzzards, Kestrels and Sparrow hawks which can often be seen hunting for food over this site.*

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