

Elaine Misselbrook
Walene, Bilsham Road
Yapton
Near Arundel
West Sussex
BN18 0JN

Your Ref: OWPC12885
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 would like to register my objection to Planning Application Y/1/17/OUT on the grounds that the proposed area is not one of those that were agreed in the Yapton Neighbourhood Plan. The site is open meadow land which is in constant use and is of a type which is being constantly eroded by the never ending pressure by construction companies to build houses. It is accepted that houses must be built but the rural character of Yapton village is under threat from the number of houses which have been and are in the process of being built. The addition of even more houses will see this character changed for all time. The site in question is right next to a Conservation Area which would be seriously affected by having so many new homes being built on its boundary. The houses within the Conservation Area, several of which are Grade 2 listed, are greatly restricted on what they can and cannot do to their properties but building this number of houses so close to them flies in the face of these restrictions. The local roads, school and Doctor's Surgeries are under increasing pressure to cater for the local population now but the addition of more traffic, children and medical requirements that this and other developments currently being built or are in the pipeline will make this pressure intolerable.

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