



Arun District Council
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1st September 2020

Paul Gold
1 Canal Cottages
Main Road
Yapton
BN18 0EA

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: Y/59/20/DOC
Site Address: Bonhams Field Main Road Yapton BN18 0DX
Description of works: Approval of details reserved by condition imposed under Y/1/17/OUT for conditions 5-programme of archaeological work; 6-landscape & layout particulars; 7-Ecological Enhancement and Management Scheme; 8-tree protection measures; 11-exact position of surface water sewer; 12-proposed surface water drainage scheme; 14-maintenance and management of SuDS system; 16-drainage strategy; 17-Soil Resources Plan; 20-Construction Management Plan & 23-lighting strategy.

Thank you for your internet representation made on 30th August 2020 which has been recorded as an objection with the comments as follows:

OWPC29307

This application is an adjunct to Y/1/17/OUT which has already been ruled as not valid by Arun DC Planning due to the starting time for development of 1 year from conditional approval being exceeded although conditional approval has been granted.

I note with interest that Seaward Homes are planning to submit an application to increase the number of homes to 75 from 56, presumably to overcome the difficulties of Y/1/17/OUT, Y/32/18/PL and Y/63/19/RES by starting again with a fresh application. This is not to be taken lightly and is a very underhand way of achieving their objective. I am also informed that they are planning to rip out an ancient hedge full of wildlife next week.

The objections in terms of local infrastructure (road traffic, schools, GP facilities, drainage, destruction of agricultural land etc) associated with Y/1/17/OUT are still valid and in fact will be even more relevant with such an increase in housing numbers despite any S106 monies being forthcoming.

Seaward Homes are eliciting the views of Yapton residents on the amendment to "the approved application" via their website. I hope that many residents respond appropriately.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/planning-decision-process](https://www.arun.gov.uk/planning-decision-process).

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.