

Angela Broughton  
Elm Barn  
Main Road  
Yapton  
BN18 0DX

**Your Ref:** OWPC24157  
**Our Ref:** Y/63/19/RES 18-07-2019  
**Please ask for:**  
Mr S Davis

2nd September 2019

Dear Sir/Madam

**The Town & Country Planning Act 1990 (as amended)**

**Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6**

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Approval of reserved matters following the grant of Y/1/17/OUT for 56 No. dwellings with associated open space & creation of new access. This application affects the character & appearance of the Yapton (Main Road) Conservation Area & affects the setting of listed buildings.

Bonhams Field Main Road Yapton

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Thank you for your internet representation made on 30th August 2019 which has been recorded as **'an objection'** with the comments as follows:

*Yapton currently still remains a village. If this proposed site is given planning permission, then the village feel will be lost forever and Yapton will just become part of the uncontrolled mess between us and Barnham, no longer having the appearance of a separate 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 Farmland and Downs will be lost forever. It will remove the last piece of open field at the western end of the village. This will on our property by the 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.*

*1. This site is not identified as a potential housing site in the current adopted Development Plan Documents, and it is clearly outside the defined Yapton Village Settlement boundary and the Built-Up Area Boundary. It is therefore contrary to Policy GEN 3 in the Arun District Local Plan, and Policy BB1 in the Yapton Neighbourhood Plan, which both resist all residential development outside of the defined settlement boundaries unless specific criteria are met.*

*2. The adopted Yapton Neighbourhood Plan (2014) identifies a number of suitable housing sites within and on the edge of the village which are still considered deliverable, and which more than meet the District Council's previous Housing Supply target of 100 new homes for the village in the 15 year period up to 2029.*

*3. The proposed development is also contrary to Policy E1 in the Yapton Neighbourhood Plan, which restricts loss of Grade 1 or Grade 2 Agricultural Land unless it is specifically allocated for housing in the Development Plan. I understand that DEFRA categorises Bonhams Field as Grade 1 Agricultural Land, and as stated above it is not a site allocated for housing in any adopted Development Plan document. There will be an unacceptable loss of countryside and productive agricultural land.*

*4. The proposed development will cause substantial and demonstrable harm to the character and appearance of the Yapton (Main Road) Conservation Area, and have a significantly harmful impact on the settings of the immediately adjacent Listed Buildings (including Elm Barn, Bonhams Farmhouse, Malt House and Laburnam Cottages). One of the reasons Elm Barn is listed as of architectural and historic merit was due to the fact its countryside and farmland setting reflected its previous use. To now surround it with a modern housing estate seems to be particularly inappropriate, incongruous and harmful to its protected status.*

*5. I realise Arun District Council has already supported the building of many new homes*

*in our villages but bearing in mind that our village has no train station, limited bus services and there are already too many cars using our roads, it seems appropriate that other villages that have much better public transport infrastructure (eg. Barnham) should be taking a greater share of the housing required to meet the needs and targets identified by the District Council.*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website [www.arun.gov.uk/planning-privacy-statements](http://www.arun.gov.uk/planning-privacy-statements).

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

Neil Crowther  
Group Head of Planning