

Angela Broughton
Elm Barn
Main Road
Yapton
BN18 0DX

Your Ref: OWPC24222
Our Ref: Y/63/19/RES 18-07-2019
Please ask for:
Mr S Davis

5th September 2019

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

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

Thank you for your internet representation made on 4th September 2019 which has been recorded as **'an objection'** with the comments as follows:

I object strongly to the change of layout. It would have been bad enough before, but now we will have more housing directly overlooking Elm Barn, The Byre and our neighbors house Bonhams House, than with the previous agreed plan (plots 36 - 41) and they are also much closer to our properties than previously approved. Also these houses are now directly facing and overlooking our houses and gardens. It would have been more acceptable had these properties been single storey. The proposed new layout means there will be parking in front of these houses, closer to our boundary than before. The landscaping 'buffer zone' proposed is now grassland and wild flowers, which will clearly be used as extra unofficial parking for their cars and vans. The trees and shrubs as previously proposed would have been more of a visible and noise screen.

Without a proper landscaping screen with trees as previously agreed, we will get light glare from the streetlights on the new road as well as privacy, lighting and noise intrusion. I know they have allocated parking to the rear, but we all know they will not be bothering to use it.

As regards Plots 36 - 41, the Section 9 elevation drawing shows the two storey building elevations totally overwhelming the listed properties because of the substantial difference in ground levels.

I demand that the application is decided by the Planning Committee (Councillors), and not by Planning Officers under delegated authority.

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.

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