

David & Sue Barnes
Bonhams Farm
Main Road
Yapton
BN18 0DX

Your Ref: OWPC24752
Our Ref: Y/63/19/RES 18-07-2019
Please ask for:
Mr S Davis

4th November 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 3rd November 2019 which has been recorded as '**an objection**' with the comments as follows:

I think I'm a reasonable man and understand that new housing is necessary and needs to go somewhere. Furthermore when I bought our house I was aware of this proposed development. I was gratified to learn then that the Council has insisted on an open margin all around the listed houses, of which mine is one, to afford them some degree of prominence for the community. However as is so often the case the developer is by stealth and gradually wearing you down encroaching on that margin in this case.

The buffer of trees between Bonhams Farm and the development has now been redrawn and withdrawn and a grass verge planned in its place. Before we know it vehicles will be parked there- not a biased comment but a natural consequence as there are only just enough parking spaces for two vehicles per dwelling- not enough in this modern multi-vehicle age and certainly doesn't take account of visitors.

It would also appear that the development has been moved closer to the boundary with our property.

Can I have your assurance that the Planning Rule which demands that the "setting" of a Listed Building needs protecting by a margin has been adhered to in this case, and please bear in mind that the wall around Bonhams Farm is 300 years old and intrinsic to the look of the village of Yapton.

I note that now the dwellings on the eastern side of the development will be single story, which will mitigate the impact they'll have on the adjacent houses next to that boundary. However it is disappointing to see that houses 36-41 on the south side are still double story. Should these not also be changed to single story to protect the status of the listed properties on Main Road? Furthermore why has the orientation of these houses been changed to directly face the back of the listed properties on the south side. I propose these revert to adhere to the original plans.

The addition of sowing wild flowers as a ribbon in the margins is commendable and sounds lovely, however in reality this will look bare for six months of the year. Who will look after this? Thereafter every year these areas will need to be resown. Who will do this and who will pay for it- it's expensive! Far better to plant shrubs with blossom, flowers and berries to attract wildlife. These will prevent the parking of vehicles on the verges, and sensible planting of mature trees will protect the listed wall..

Has any attention been given to taking steps to stop travelers from entering the housing estate and setting up camp in the southeast corner in the 'orchard' around the footpath? Again mature trees added into the mix of small fruit trees should be stipulated.

I've been unable to find any information or plans about the lighting proposed. Light

pollution is a serious issue and this needs careful consideration. I hope that low level lighting, which would have less impact on this rural community, will be sensitively thought about.

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