

David Barnes
Bonhams House
Yapton
BN180DX

Your Ref: OWPC25167
Our Ref: Y/63/19/RES 18-07-2019
Please ask for:
Mr S Davis

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

There seems to be a conflict of interest here. On the one hand the local Yapton community would like to preserve the look and feel and the heritage of where they live and intend to continue living, whereas the developers Swards are a business interested in making money and moving on. Swards are interested in keeping their costs down (like any good business), and unfortunately that means using building materials which don't particularly reflect those used nearby. Several local people, including the local Conservation Officer, have pointed this out and recommended materials which if used for the build will reduce the impact of this small housing estate. Whilst Swards have apparently accepted some of the useful suggestions to mitigate the impact of the development, it would appear that those suggestions which cost slightly more money to implement have not been agreed to. Instead the developers are pressing ahead with poorly designed buildings which will create shock when seen- particularly near the well known and attractive listed buildings along Main Road.

It's almost inevitable that a Developer will meet resistance from local residents when they discover there are plans to stick another housing estate in their back yard. And no wonder when Developers pay scant attention to the local community's concerns and apply "Developer Creep" techniques to bulldoze ahead with their plans to turn a fast buck at the expense of integrating their project into the local landscape.

Our Local Council needs to stand up for the rights and sensitivities of the residents it is supposed to protect and not roll over when confronted with the grinding down techniques of companies moving into the area to make money and move on.

So come on Council, if this development is to go ahead, which it undoubtedly will, at least have the guts to INSIST that it will be built in a sensitive way and in accordance with the recommendations of the people who will be living alongside it in the future.

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