



Arun District Council
Arun Civic Centre
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19th October 2020

Sue barnes
Bonhams house
Main road
Yapton
Bn280dx

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/98/20/PL
Site Address: Bonhams Field Main Road Yapton BN18 0DX
Description of works: Erection of 75 No. dwellings with associated parking, public open space & the creation of a new vehicular access. This application affects the character & appearance of the Main Road/Church Road Conservation Area & affects the setting of listed buildings.

Thank you for your internet representation made on 16th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30480

With the Yapton infrastructure currently bursting at the seams, there is no justification for the uplift of household numbers by 35 per cent.

Our roads are congested and, at the site access, this is particularly apparent with cars passing in excess of the 30mph speed limit. The strategic site at Drove Lane will further increase traffic at exactly this point. Flooding is prevalent throughout the site and renders the roads and pavements impassable on both sides of the site access. More land under tarmac or concrete will simply add to this.

The justification for the increase in household numbers is out firmly at the door of Arun District Council who seem to have changed their required household size requirement. This is denied by ADC and Francis Oppler, deputy head of Arun District Council has been quoted as saying to Seawards, at a meeting in which I was present, that the increase in household numbers was 'entirely financially motivated'.

The developers stand to achieve a revenue of circa £21 million from the sale of homes on this site. Little of the money received by ADC is scheduled to be spent in Yapton to increase its ability to cope with the additional houses.

Our schools are over subscribed, so households with children (most of those in question) will not be able to walk to local schools and will need more cars.

There is insufficient car parking spaces on site for this increase as Seawards believe that these households will have fewer cars as they can walk their children to school!

As There are insufficient car parking spaces on site so Main Road and North End Road will be even more congested as visitors and multi car households will need to park somewhere.

The conservation area needs to be conserved and properly maintained. Not just for the next few years but for

generations to come.

The increased household numbers will bring anti-social behaviour problems to this area with no increased police support.

The additional affordable houses are not actually affordable at all. With hefty price-tags, this housing will be housing association or out of area social housing.

Our medical centre is already oversubscribed.

I am not a NIMBY and knew that 50 houses (up from the original 34!) houses had been approved. What I vehemently object to, is a further increase in numbers, without any ability for the Yapton infrastructure to cope.

Flooding is a serious issue and even one more road or household exacerbated this problem.

To re-iterate. I object to the increased household number application which I believe is harmful to the environment, the conservation area, the local residents and the infrastructure of Yapton.

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>.

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.