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28th October 2020

Michael Harding
Berricourt
Main Road
Yapton
BN18 0ED

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 27th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30679

This planning application affects the character and appearance of the Main Road/Church Road Conservation Area and affects the setting of listed buildings - this is the council's position on the original planning application. Now that density will be increased, with visual impairment to the neighbouring areas, increased occupancy and pollution, noise levels, drainage and other issues and exacerbating issues with what will be a dangerous road junction.

This will also affect wildlife, extra hard surfaces in the form of pavements, driveways, garages, bin storage etcetera which will mean that the already dwindling wildlife will be even more stressed by the loss of habitat.

This needs to be considered in the context of all the other additional building work going on in the immediate vicinity, with more than 500 new houses planned within half a mile of this development. All of these planning applications, if approved, but put massive pressure on local infrastructure, schools, shops, roads, drainage for which there appears to be no remediation plan.

Given the laudable efforts of the council to maintain a conservation area on Church Road and main road, it is hard to see how these suburban housing estates can be built immediately adjacent to an area which is being so fiercely protected.

There is no obvious benefit to the village or the local area from increasing the density of this housing, beyond that someone speech has claimed that this is adding affordable housing - that should already have been planned at this stage anyway. There clearly won't be a shortage of new houses in Yapton given the level of other building work.

I would suggest it is time for the council to take a pause in the relentless efforts to tarmac over fields and turn them into faceless housing estates across the whole area. I can only imagine the response if these eyesores were being built directly adjacent to places where council members lived - would they be so keen to push this forward in that case?

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.