



Arun District Council
Arun Civic Centre
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29th October 2020

Amanda Worne
21 Giles close
Yapton
BN18 0LG

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 28th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30764

I would like to make a comment regarding the above application as I strongly feel it is an example of over development and is a case where the developer, in very blunt terms is being just plain greedy. This site is part of the heritage area of Yapton and is the site situated at the village entrance with beautiful listed farm buildings and lush green fields. This housing development if not planned very carefully has the potential to ruin the character of this beautiful historic entrance to the village.

Initially only approx 34 houses were proposed. This was increased to 56 which were approved but now the developer is coming back proposing 72. This is double the initial amount submitted to the parish council and the argument to justify this horrendous increase is that the houses will be of 1 and 2 bedroom houses to meet Aruns housing demand. If this is a genuine reason why add more houses and make the development completely cramped and out of character and just take some of the existing larger houses away keeping the number the same, making the development much more spacious and in keeping with the surrounding area. The view from the road driving into Yapton will not be in keeping with the local area and the increase in this number of houses goes against policy in the local plan. It goes against Policy SD1 6.2.4 as high quality agriculture land and environmental assets are being damaged further by adding more houses, Policy SD SP1a as it does not maintain the village setting within the open countryside and finally it states in the local plan that "It is important to preserve the individual character and identity of Aruns towns and villages and adding extra houses is detrement to this. I strongly disapprove of the additional houses being recommended and as a ward Councillor will like to speak out against this proposal when it comes to DC.

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.