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29th October 2020

E Cordingley
Church Lane
Yapton

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 29th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30785

This site was one of the earlier areas to seek planning permission around Yapton. An early meeting in Sep 2016 with Seagate Homes suggested up to 50 homes, but could be 70. Seward produced a glossy brochure for 56 homes to advertise their plans. Quotes from the brochure "meetings were held ...so that residents living immediately around the site and Yapton Parish Council, were able to shape the plans." "We believe we have achieved a sensitive approach to the site's future redevelopment." "It is our aim to once again deliver an attractive housing development that feels part of the village." "Low density development of 19 homes per hectare, lower than the national average." Words come cheap.

We were all duped into believing that this developer had a real interest in "high-quality" homes. So what happened? Were they 'leaned on' by ADC to squeeze a few extra houses into the site? Did Seward feel they could gain extra profits by including more houses? Do Seward no longer have "a commitment to creating high-quality schemes which are design-led and respond to the character of individual areas". We can only guess. Yapton has had to accept many developments in the last 6 years in contravention of the neighbourhood plan. A development of 56 homes on this site was reluctantly accepted as inevitable, but there is very little goodwill towards a developer who increases the number of planned homes for no good reason other than financial gain. ADC should reject this plan and revert to the original planned 56 homes. Unless there is an ulterior motive.....

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.