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30th October 2020

julie bailey
5 laburnum cottages
yapton
west sussex
bn18 0dx

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:

OWPC30831

I object to Seeward's application to increase the plans for the Bonhams Field site by 19 additional properties on the following grounds:

1. The site being built on borders a historic conservation area containing grade 2 listed properties, protected historic walls, fences, hedges & paving/kerb slabs. The cramming of additional new build residencies into this site is detrimental to the sensitive historic make up of this area of Yapton & the neighbouring listed & protected properties & land.

2. An additional 19 properties will create a min. of 30 additional vehicles which is unsustainable for the development site parking & the local roads. Given that the site entrance is on a dangerous corner & opposite a further development site access road, the increase of vehicle access will create a danger to drivers & pedestrians that use Main Road.

Further to that Yapton Roads are unable to cope with the existing traffic - North End Road is continually blocked by parked cars from the Doctor's surgery, the School, Olive Branch flats (because a suitable parking area was not allocated) - lorries & buses use this route & it is only a matter of time before emergency services are unable to pass through due to the gridlock of traffic.

Main Rd is already used an intersection between the A27 & the A259 with increased volumes of traffic year on year.

3. The parking allocation on the development site is not adequate which means that dangerous & unsightly kerbside & verge parking will be used. This will infringe on the neighbouring properties within the conservation area & the listed buildings.

4. The flooding in Main Road on both sides of the Olive Branch roundabout is substantial enough to cause

roads to be blocked to traffic & pavements to be blocked to pedestrians. With a development site being built onto a naturally draining grade A agricultural field, the flooding will only increase as the existing underground drainage system already fails on a regular basis.

5. Yapton is unable to provide facilities & infrastructure for its existing population, with the vast number of planning applications & approved housing plans, the village has become the local dumping ground for all new housing.

Providing additional funds to the existing school & the doctor's surgeries does not increase the facilities when they are limited in space & resources.

Yapton does not provide suitable shopping facilities for the complete needs of everyday life, thus causing more vehicles to use the village B roads that are already overloaded to access provisions.

The local medical facilities cannot cope with the existing numbers of residents.

Crime is on the increase in the village due to the lack of policing & lack of facilities for teenagers & youths - this will only be exasperated by increasing the number of residencies on this site.

6. Bonhams Field is rich in wildlife & a constant feeding ground to wildlife that live within its boundaries & visit from neighbouring gardens, this site should never have been given planning permission in the first place but an increase of a further 19 properties will be even more detrimental to the existing wildlife.

7. The visual impact to my welfare & my property in providing additional lighting for 19 additional properties (as well as the light from these properties) is an imposition on my space & detrimental to the conservation area in which my property is located in.

In conclusion, the additional 19 properties being requested by Seewards will have a detrimental impact on the conservation area & the village 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.**