



Arun District Council
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19th November 2020

Angela Broughton
Elm Barn
Main Road,
Yapton
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 18th November 2020 which has been recorded as an objection with the comments as follows:

OWPC31483

Further to my previous concerns and objections related to the submitted Transport Assessment, I have been in direct contact with West Sussex County Council (WSCC), the relevant highway authority, and they have sent me their initial highway comments on the planning application, dated 21 October 2020. For some reason these comments have not been uploaded to the Council's planning website. As part of their formal comments, WSCC have requested additional information and that they be re-consulted when that is submitted. In particular they say that they require a more detailed access and parking plan. The WSCC correspondence also states that: "Whilst it would be beneficial for the previous TRICS output data to be included (in the TA), the LHA are mindful that this was provided and agreed under Y/1/17". I am therefore still baffled as to why the Arun Planners have not required the previous data to be updated and re-submitted as part of this new application. Even WSCC say it would have been "beneficial" for it to be provided as part of this application, suggesting that someone may have put pressure on them to accept the much more limited TA that was submitted. The WSCC also raise concerns that the new pedestrian route from the new housing that will run behind my property and emerging at the south-east corner onto Main Road must be properly lit after dark. I also object to anything other than low level lighting as this could provide an additional nuisance in terms of (a) increased light pollution into the rear of my property; and (b) noise pollution from groups of residents of the new estate returning on foot late in the evening. Whilst noisy people walking along Main Road will be annoying, the additional level of noise over the road noise would not necessarily be seriously intrusive, but additional noise to the rear of my property, where the background noise is much less will be much more intrusive, especially as this is a private area with much more limited boundary protection. I assume the detailed lighting of roads and pedestrian routes will be the subject of a further submission at a later stage if

this planning application is approved.

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](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.