

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Brian Banister [REDACTED]
Sent: 08 March 2022 09:20
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Re: Planning Consultation on: Y/10/22/PL

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Thankyou for the consultation. The comments of the **Arun District Conservation Area Advisory Panel** are as follows:

Objection

The proposal represents a major incursion into, and therefore a significant reduction in size of, the area intended for open space located on the northern edge of the Church Lane, Yapton, Conservation Area, as indicated in the previous planning approval and permission (Y/82/20/RES and Y/123/21/PL).

Given the rural nature, character and origins of the conservation area, the size and extent of the previously agreed open space was important in order to retain the essence of that character as viewed in the approach into and out of village from the public footpath which crosses the Ford Lane development site. That quality will now be diminished and compromised by the proposed development and will adversely affect the setting of the conservation area.

The detriment is made even worse by the suburban, 'anywhere', standard, mass housing developer, concrete interlocking tile roofed, and estate like house designs proposed in the application. If development is to take place in

this very sensitive location; essentially a rural edge to the conservation area, then it requires a much more appropriate, carefully considered and non-standard, one-off solution to housing design, form, massing, details and materials. A standard housing estate layout is also totally inappropriate.

Ample guidance, both national and local (including the Council's own Design Guide), relating to development in rural or historic environments is readily available and should be followed if it is intended to agree to development in this location.

The current proposals to encroach on the previously agreed area of open space will impact adversely on the setting of the conservation area. In addition, the house designs and layout proposed pay absolutely no regard to the particular character, appearance or significance of the conservation area and are totally unsuitable and inappropriate.

It is considered that the proposals materially conflict with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of the settings of conservation areas, the need for good design and the protection of local distinctiveness. The proposals also conflict with the Council's own adopted Design Guide.

Kind regards

Brian Banister

On behalf of ADCAAP

On 28 Feb 2022, at 11:33, planning.responses@arun.gov.uk wrote:

To: **Mr Brian Banister(CAAC)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: Y/10/22/PL

Registered: 25th February 2022

Site Address: Land to the south of Ford Lane and east of North End Road Yapton BN18 0DS

Grid Reference: 498015 104002

Description of Works: Erection of 15 No dwellings (including 4 No affordable units) with associated access, parking, landscaping, drainage and public open space (additional units to those approved under application Y/123/21/PL). This application may affect the setting of a listed building, affects the character & appearance of the

Church Lane Conservation area, affects a Public Right of Way and is in CIL Zone 2 and is CIL Liable as new dwellings.

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 31st March 2022 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website <https://www.arun.gov.uk/development-plan> as can information on what comments we can consider <https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://app.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

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<http://www.arun.gov.uk>
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