

Angela Broughton
Elm Barn (Bonhams Barn)
Main Road,
Yapton
BN18 0DX

Your Ref: OWPC12840
Our Ref: Y/1/17/OUT 03-01-2017
Please ask for:
David Innes

22nd February 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Application with some matters reserved for the erection of 56No. dwellings with associated open space and creation of new access. This application is a Departure from the Development plan & affects the character & appearance of the Yapton (Main Road) Conservation Area.

Bonhams Field Main Road Yapton

Thank you for your internet representation made on 21st February 2017 which has been recorded as **'an objection'** with the comments as follows:

Having read the Heritage Statement by ACD Environmental, I would like the assurance that everyone involved in this vital decision will visit the site entering the village from Barnham so they can assess the impact the housing will have not only on us, but also on the entire village.

The report unfairly implies that the area is already compromised having changed from the original vista. This could not be further from the truth.

1.10 "It should be possible to develop the site without harm to the significance of the village heritage". How can building on one of the only pieces of land that defines Yapton as a village not harm the significance of the village heritage?

3.7 "Planning permission will not be granted for developments which would adversely affect the appearance or setting of existing buildings which contribute to the character and appearance of an area". Surely this proposed site will seriously harm the significance of the village heritage.

The Historic Environment Record or Historic England's National Heritage state the importance "To conserve heritage assets in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of this and future generations"

4.45 - Bonhams Barn (Elm Barn) and Bonhams Farmhouse are singled out as an attractive and an important gateway featured on the western edge of the village.

4.13 - This is an example of understating the historic value of the barn and farmhouse.

"The likely modern small thatched building" is in fact an original Sussex Granary built on very old stadle stones and is of significant interest to the Downland Weald museum.

1.6 - "The open farm land of the site adds to the significance of the listed buildings" is contradicted by this statement in section 4.7 - "The barn now lies in a more domestic Curtilage" and is misleading. The proposed site has been used for grazing or hay making for many years so stating that the lawn surrounding the barn reflects the change of use of the building is not the case as it is in fact a mown section of the field we purchased when restoring the barn and as it is the same grass, blends in with the surrounding fields.

The words "wooden fencing" does not reflect that the fencing is quality post and rail as used traditionally to surround farmland. The driveway is lined on both sides by trees recommended by the planning officer as British country and woodland trees, not trees that would be associated with a domestic setting.

The words "inserted dormer windows" is another clever example of undermining the care taken by us and the planning officer to maintain the integrity of a listed barn. It implies that our conversion has unsympathetically modernised the barn. The windows are

conservation roof windows. Using the words "dormer windows" bring to mind their use on many modern extensions and loft conversions.

The Historic Environment Record or Historic England's National Heritage state "The barn is an intact mid C18 barn with two attached early lean-to's".

Stating "the northern lean-to is likely to be a replacement of the end structure mentioned by the citation" is again misleading information. In the conversion we filled in the gaps of the original open brickwork with glass. We have very old plans proving this.

4.8 - "The barn is cut into the ground surface limiting views towards the site". That only applies if you are in the room at the northern end. We are 4ft lower, making the houses and garage block adjacent to our fence overwhelm the barn.

5.6 "The structures closest to the site are generally well screened" is simply not true.

There is not any proposed planting along our boundary; the only screening proposed is the side view of a garage block.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Director Planning & Economic Regeneration