



Arun District Council
Arun Civic Centre
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Arun District Conservation Area Advisory Panel
c/o Civic Centre

4th May 2021

Dear Sir/Madam,

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Application No: Y/49/21/RES
Site Address: Land East of Drove Lane Yapton BN18 0EB
Description of works: Approval of reserved matters following Y/92/17/OUT for 300 No. dwellings covering landscape, layout, scale & external appearance (resubmission following Y/78/20/RES). This application affects the setting of listed buildings, affects the character & appearance of the Main Road/Church Road, Yapton Conservation Area & affects a Right of Way. This site falls within Strategic Site SD7 (Zero Rated).

Thank you for your internet representation made on 2nd May 2021 which has been recorded as an objection with the comments as follows:

OWPC35665

The open space on the south side of Main Road is important to the rural ambience and entrance into the western end of the Yapton Conservation Area and no doubt for that reason it has been included within the latter's boundaries.

The proposed houses fronting the open space are well below the design standard required for this sensitive location. The 'anywhere', standard mass market housing designs and layout are simply not appropriate and this part of the new development together with the Drove Lane and other public footpath frontages requires high quality purpose made, one off, designs which should be sensitive to an historic environment set in what is essentially an open rural landscape.

In addition, the use of concrete tiles as indicated on the materials plan is totally unacceptable in these locations and natural slate, plain clay tiles and good quality bricks are essential. Good quality joinery, finishes, and detailing also need to be sought.

As the proposals stand there will be a detrimental and harmful impact on the character and appearance of the conservation area, the setting of the grade 2 listed Elm Barn, and the character of the open rural landscape.

The Council should also ensure that the development does not encroach on the line of the Portsmouth and Arundel Canal in accordance with Policy HER DM5 of the ADLP.

For the reasons explained above, it is considered that the proposals conflict with the relevant paragraphs of the NPPF and policies contained in the ADLP relating to the protection of designated heritage assets and their settings, local distinctiveness, and landscape character. In addition they conflict with the Arun District Design Guide in general and part Q.01 (Rural Development) in particular.

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 including your name and address 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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.