

E Cordingley
Rumah Sabah
Church Lane
Yapton

Your Ref: OWPC24326
Our Ref: Y/63/19/RES 18-07-2019
Please ask for:
Mr S Davis

18th September 2019

Dear Sir/Madam

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

Approval of reserved matters following the grant of Y/1/17/OUT for 56 No. dwellings with associated open space & creation of new access. This application affects the character & appearance of the Yapton (Main Road) Conservation Area & affects the setting of listed buildings.

Bonhams Field Main Road Yapton

Thank you for your internet representation made on 18th September 2019 which has been recorded as **'an objection'** with the comments as follows:

I am disappointed that the designs of the proposed buildings show a large quantity of red brick walls and red tiled roofs which are completely different to the styles of the existing structures on the approach to Yapton. The Built Heritage Statement states that development should 'preserve and enhance the character and appearance of the built heritage and be sympathetically designed and built'. The Supplementary Planning Guidance also says 'the design, materials and related planting will need to be of high quality and appropriate to the environs'. I do not see that any concern has been given to the 'environs' in proximity to this site. I would like to believe that Seaward could be a lot more creative in designing dwellings that would be much more appropriate to this rural setting and less detrimental to the character of this historic part of the village. These latest designs do not resemble the original literature that was circulated to locals where it was stated that Seaward 'believe we have achieved a sensitive approach to the site's future development' and 'particular care and attention given to the neighbouring properties'. We had hoped that these were not empty words from the developer. The existing designs should be reworked before ADC give its approval.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or

breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning