

Angela Broughton
Elm Barn
Main Road
Yapton
BN18 0DX

Your Ref: OWPC24442
Our Ref: Y/63/19/RES 18-07-2019
Please ask for:
Mr S Davis

30th 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 30th September 2019 which has been recorded as **'an objection'** with the comments as follows:

I noticed an article in the 'Planning Resource Daily' News of 24 September 2019 that the new Arun District Council administration has passed a motion of "no confidence" in its adopted local plan. I also note that although the new Arun Council has passed this motion, as the article says that does not mean that existing planning policy is changed immediately.

I realise it is too late to stop the destruction of Bonhams Field, but it's not too late to stop the alteration of the building materials, landscaping and orientation of the original planning approval.

You cannot allow Seawards, having acquired the permission for quality houses and landscaping, to re-apply for a scheme PURELY FOR FINANCIAL GAIN which everyone knows would have been immediately thrown out had it been presented as the original proposal. It is certainly not for any improvement on the original scheme.

This new scheme of inferior building materials and landscaping will wreck the historic street scene of the village as well as having the effect of dominating the protected heritage asset of Elm Barn and its current rural landscape setting which I do not need to point out, is also an intrinsic part of its protection as a listed building.

As I am sure you are aware, when assessing harm to a listed building, Council Officers have to look at impact on the listed structure itself, and on its setting, including impacts on any garden and boundary walls within which it is situated. Therefore, in effect the whole property within the curtilage is protected by Central Government planning policy, not just the barn structure.

Also from a personal point of view, the new road will be to our boundary (just 10.5 metres at one point), and the new position and orientation of the houses has been changed from what was previously permitted, to allow the houses to directly overlook our private garden area (only 21 metres from the boundary).

This is a clear case of misrepresentation and I am surprised the planning office did not see this coming, unless this is standard practice, in other words accept the planning on what appears to be just about acceptable and then allow everything to be cheapened so the estate ends up looking like a modern council estate.

I sincerely hope that the planning office will insist that the builders proceed with the original plans for which they were granted the permission by insisting on the houses, the proposed tree planting and position of the houses to be as per the original application.

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 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