

Angela Broughton
Elm Barn (Bonhams Barn)
Yapton
BN18 0DX

Your Ref: OWPC24654
Our Ref: Y/63/19/RES 18-07-2019
Please ask for:
Mr S Davis

18th October 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 17th October 2019 which has been recorded as **'an objection'** with the comments as follows:

I hope some regard will be given to the governments new National Design Guide, especially with regard to the 'conserving and enhancing the historic environment' It clearly states that a new site should contribute positively to the local character by integrating into the existing surroundings and relate well to them which a row of red brick houses at the entrance to the site certainly will not.

The guide also states that the site should be responsive to local heritage assets that merit conserving. I think it is disgraceful that it can even be considered acceptable to surround the listed barn, which is clearly a local heritage asset with housing that now does not include any flint work or trees. The original plans had fewer houses and were shown to have flint work. The new proposal will definitely destroy the historic street scene at the entrance to the village.

With this in mind I also think that the plots 36 to 41 should now also be single storey so they do not overwhelm the listed barn that is already at least 1 metre lower than the proposed site. Two storey houses will dwarf the listed barn, especially as Seawards are now trying to build them even closer to the boundary. Why is it that the proposed site has single storey housing, plots 42 to 56 which will not impact on the existing housing and two storey housing close to the listed properties?

I notice that

[REDACTED] I hope this will not be allowed as I sincerely hope that his report will be a strong objection to the proposed scheme as it currently stands and that his report will be taken into consideration.

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