



Yapton Parish Council
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Your Ref: OWPC25149
Our Ref: Y/63/19/RES
Please ask for:
Mr S Davis

2nd December 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 comments made on 2nd December 2019 which has been recorded as **'support'** with the comments as follows:

*Bonhams Field Main Road Yapton BN18 0DX
Y/63/19/RES*

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.

Yapton Parish Council (YPC) has fully considered the above application and its subsequent amendments reflected in 13 plans all named 'Substitute plan' with appropriate numbering and dated 11th November 2019 on the ADC planning portal. YPC welcome the fact that the applicant has taken into consideration most of the concerns raised in YPC's objection letter dated 13th September 2019.

This site holds great importance to Yapton and its built heritage being located in one of Yapton's conservation areas and having several listed buildings within close proximity. It should also be recognised that the site is elevated from street level and in relation to the two listed buildings - Elm Barn and Bonhams. It is these factors that have guided YPC's determination to ensure that the detail of the scheme generates a development that appears to blend into the landscape and be sympathetic with historical built environment.

YPC will therefore support the proposed new plans and detail of this application conditional upon the following points details of which will be contained in the full response to be found elsewhere on this planning portal:

- 1. Materials*
- 2. Plots 36-41*
- 3. Plots 42-56*

4. Landscaping
5. Parking
6. Footpath

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

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning