

Angela Broughton  
Elm Barn (Bonhams Barn)

**Your Ref:** OWPC25250  
**Our Ref:** Y/63/19/RES 18-07-2019  
**Please ask for:**  
Mr S Davis

11th December 2019

Dear Sir/Madam

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

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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

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Thank you for your internet representation made on 10th December 2019 which has been recorded as '**an objection**' with the comments as follows:

Y/63/19/RES  
Angela Broughton  
Tue 10/12/2019 11:42  
Dear Mr Warwick,

*I am so pleased to see that finally someone from the Arun District Council has objected to something to do with this application.*

*I still fail to see as mentioned in my objections, how it is possible to have some plans passed which were just about acceptable Y/1/17/OUT and then once given the approval, alter the plans into something that is totally unacceptable to everyone except Seawards, who are clearly only out to make a bigger profit, ruining the historic entrance to the village, not to mention our beautiful listed barn, in so doing and then move on to the next scheme.*

*I refer to your observations.*

*The layout proposal submitted in support of this application is inferior to that which accompanied the OUTLINE application and enjoyed the support of key consultees - in respect of considering existing trees affected by the development and provision of adequate ecological and landscape elements. - The principle of development across the site is certainly achievable without undue detriment to retained off-site trees, so it is disappointing that in its current form the layout is going to impact more heavily on the most significant trees, potentially both above and below ground*

*I have attached both sets of plans so you can make a direct comparison.*

*First plans*

*Second plans*

*Below is an image of our barn flooded, which it does fairly frequently so you can reference to it from the point you raised. The field is a very heavy clay.*

*There appears to be absence of any approved drainage strategy for the site. This*

*fundamental element of the design ought to be addressed to our satisfaction in association with layout proposals, so that we are not subsequently held hostage to flood mitigation measures which could then impact heavily on retained trees/landscape plans/open space provision.*

*Regards,*

*Angela Broughton*

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](http://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