

2nd January 2020

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 December 2019 which has been recorded as '**an objection**' with the comments as follows:

The Panel have considered the revised plans however there is still concern about the loss of the open space fronting Main Road and the Panel consider that plots 1, 2 and 3 should be omitted from the plan to preserve the rural approach into the conservation area and village. They also affect the setting of the attractive adjoining building to west and also the grade 2 listed Bonhams Barn. The design of the proposed dwellings on the new development are considered to be standard estate like and given the importance of this site much more attention to the details of the form and materials of the building is required. The overall scheme is too estate like and not appropriate to historic form and character of Yapton Conservation Area. All together, the proposal is harmful to the character and appearance of the conservation area and conflicts with the relevant paragraphs of NPPF 2019 Paragraph 192 (heritage assets - includes Conservation Areas) and Paragraph 127 (design quality) and Arun District Local Plan 2018 Policy HER DM3 (Conservation Areas) and Policies DSP1 and DDM1 (design quality)

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