

Angela Broughton
Elm Barn (Bonhams Barn)

BN18 0DX

Your Ref: OWPC25601
Our Ref: Y/63/19/RES 18-07-2019
Please ask for:
Mr S Davis

3rd February 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 1st February 2020 which has been recorded as **'an objection'** with the comments as follows:

I note that the planning officers have agreed to an Extension of Time (EOT) with Seawards to the 21st February.

I would like to see evidence that Arun planning has taken into account the Government's new 'National Design Guide'. By law which has to be taken into account when making planning decisions, as currently I fail to see any evidence of this.

I would like to draw your attention in particular to the section on protecting heritage assets and local character.

I am well aware that this new National Guidance was published in October 2019, after the approval of details application was submitted, but the developers and the Council still need to demonstrate that the proposed layout, design and materials comply with the National Guidance requirements, and if not why not.

I am very concerned that Arun are going to approve this development in secret under their delegated powers, as they have agreed an Extension of Time (EoT) with the developers on when they will make the decision.

If the Planning Officers were going to present it to the Development Control Committee, as they should have done, the EoT would have been the 5 March, the day after the next available Committee Meeting.

A decision as large as this which will clearly affect the historic entrance as well as the setting of one of the few remaining listed buildings in Yapton should not be taken by a couple of planning officers alone, but should have been referred to the Development Control Committee.

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