



Arun District Council
Arun Civic Centre
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Arun District Conservation Area Advisory Panel
c/o Civic Centre

13th October 2020

Dear Sir/Madam,

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: Y/98/20/PL

Site Address: Bonhams Field Main Road Yapton BN18 0DX

Description of works: Erection of 75 No. dwellings with associated parking, public open space & the creation of a new vehicular access. This application affects the character & appearance of the Main Road/Church Road Conservation Area & affects the setting of listed buildings.

Thank you for your internet representation made on 12th October 2020 which has been recorded as an objection with the comments as follows:

OWPC30308

The Panel remain of the view that development fronting and in close proximity to Yapton Road (eg plot no's 1 and 2) will detract materially from the rural approach into the Yapton Conservation Area.

The proposed house fronting Main Road (plot 1) is 'housing estate like' and over-dominant. It also has an untypical fenestration treatment. A simpler, good quality, design in high specification materials and finishes, appropriate to the rural setting is required, if permission is to be granted for development in this very sensitive location.

The materials indicated in the Materials Technical Note submitted with the application seem generally satisfactory but great care will be needed if flint panels are to be used. If laid incorrectly and imprecisely with poor pointing and inappropriate flint size and coursing they will have a very adverse appearance. It is strongly recommended that a sample panel be constructed on site for the Conservation Officer's approval. Given the prominence of any dwelling on the site of Plot 1, then the preference must be for properly formed flintwork rather than flint panels on this part of the site.

The quality of detailing and finishes will also be important. Over prominent, bulky, soffits and fascia boards will detract from the designs as will non-matching window frame dimensions in the two and three light casements. Special care in detailing, finishes and materials will be important in relation to any buildings which are likely to be viewed from the conservation area and from the approach roads into it.

As it stands the Panel's view is that the proposed development, for the reasons explained above, will fail to comply with the relevant paragraphs of the NPPF and policies contained in the Arun District Local Plan relating to the protection of designated heritage assets.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.