

Y/186/21 Bonhams Field Main Road Yapton BN18 0DX

Erection of 32 No dwellings with associated works including access, landscaping and parking. This application may affect the setting of a listed buildings, may affect the Main Road/Church Road Conservation Area. This application is in CIL Zone 2 and is CIL Liable as new dwellings.

YPC would reiterate its strong reluctance at seeing this site which is key to the setting of both a conservation area as well as reflecting the Yapton's historic rural identity becoming an overdeveloped residential area. YPC therefore continues to strongly seek an appropriate and sympathetic development that both reflects the historic nature of this location and importance of its setting.

YPC strongly objected to the applicant's refused application, Y98/20/PL, which proposed a denser scheme of 75 dwelling, an increase of 19 units from the approved application Y/1/17/OUT. YPC fail to distinguish the material difference between the failed application and this new application which in essence proposes an overall residential development on the same plot for a total of 73 dwellings.

YPC therefore continue to object to a denser development on this site and view the current application as a cynical planning tactic which fails to consider the Community impacted.

YPC strongly objects to this application on the following grounds:

1. Layout.

YPC has concerns that the increased density of housing in the NE sector of the site will in effect result in the under provision of designated off road parking leading to increased antisocial parking on verges and pavements.

YPC continue to insist that conditions should be in place to ensure that no garage can be used for ancillary residential space for the first 5 years of occupation of each new dwelling to ensure that parking standards are not eroded to the detriment of the new community in terms of antisocial parking.

All pavements and verges should be protected to ensure vehicles cannot straddle and/or park on them thus ensuring the safety of pedestrians and avoiding any damage to these landscaped areas.

2. Access/Sustainable links to Yapton Primary School

YPC note that the applicant has retained an area of land to link the scheme via a multi user path in the north eastern corner of the site. YPC would expect this area to be free of all parking provision, turning circles/heads and other such uses that would result in a direct conflict with pedestrians and young children walking to Yapton Primary School.

YPC continue to seek a green link-way/restricted byway/footpath circulating the western boundary of the BUAB. To ensure that this zone does not get eroded in design YPC insist that a condition is placed to ensure that the applicant's scheme has an unfettered link way to the land to the north as this would enable safe pedestrian access to Yapton Primary School.

3. Housing Need

YPC, whilst acknowledging Arun District Council's need for 1,250 non-strategic residential units, is of the view that on a local level, Yapton has met its medium-term local parish allocation in terms of appropriate housing mix especially with the emergence of the adjacent SD7 site.

YPC therefore fail to see the need for the additional 16 units unless they will be identified and conditioned solely for genuine first time buyers or equivalent who are local residents within Yapton Parish.

4. Affordable Housing

YPC note that the application fails to meet ADC's affordable housing policy and would expect to see this application withdrawn until rectified.

5. Highways

YPC have concerns relating to the accumulative impact of all the new housing proposals on the existing local road network especially North End Road and Main Road. Any proposal must ensure both pedestrian safety and cycling provision to the village centre facilities, Primary School and non-vehicular access to Barnham train station to enable secondary school students and working residents car-free access to college/school and work.

YPC also note Highway England's requirement that this development cannot take place until the A27/Yapton Lane right turn lane mitigation is complete and open to use.

6. Flooding/Water Stress

YPC note that there continues to be concerns relating to surface water etc and would expect conditions to ensure no development commences until mitigated.

YPC have concerns regarding the impact the scheme will have on water supplies especially where both Portsmouth Water and Southern Water are identified as Serious within the Water stressed areas – final classification 2021 report published by the Environmental Agency. YPC therefore expect the applicant to clearly demonstrate water neutrality for this proposal to ensure that the scheme is sustainable in water terms.

7. Conclusion

YPC is of the view that the Parish has to date contributed positively towards Arun District Council's housing supply on a District level and more than adequately allowed for the Parish's actual immediate local need

YPC believe that the benefit of the additional 16 dwellings proposed for this site is significantly outweighed by the detrimental impact they will produce in terms of affordable housing, impact on water stressed zones, highways, anti-social parking, loss and erosion of green verges and pavements and the significant erosion of landscape quality defining the setting of the conservation area and adjoining listed buildings.

YPC therefore request that this application is refused planning permission.

24th February 2022
