

Alan Broughton
Elm Barn,
Main Road,
Yapton
BN18 0DX

Your Ref: OWPC12794
Our Ref: Y/1/17/OUT 03-01-2017
Please ask for:
David Innes

20th February 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Application with some matters reserved for the erection of 56No. dwellings with associated open space and creation of new access. This application is a Departure from the Development plan & affects the character & appearance of the Yapton (Main Road) Conservation Area.

Bonhams Field Main Road Yapton

Thank you for your internet representation made on 19th February 2017 which has been recorded as '**an objection**' with the comments as follows:

The following points need to be carefully considered.

- 1. The proposed development is clearly not in accordance with the approved Development Plan for the area, which comprises the Arun District Local Plan (Saved Policies 2007) and the Yapton Neighbourhood Plan (2014).*
- 2. This site is not identified as a potential housing site in the current adopted Development Plan Documents, and it is clearly outside the defined Yapton Village Settlement boundary and the Built-Up Area Boundary. It is therefore contrary to Policy GEN 3 in the Arun District Local Plan, and Policy BB1 in the Yapton Neighbourhood Plan, which both resist all residential development outside of the defined settlement boundaries unless specific criteria are met.*
- 3. The adopted Yapton Neighbourhood Plan (2014) identifies a number of suitable housing sites within and on the edge of the village which are still considered deliverable, and which more than meet the District Council's previous Housing Supply target of 100 new homes for the village in the 15 year period up to 2029.*
- 4. The proposed development is also contrary to Policy E1 in the Yapton Neighbourhood Plan, which restricts loss of Grade 1 or Grade 2 Agricultural Land unless it is specifically allocated for housing in the Development Plan. I understand that DEFRA categorises Bonhams Field as Grade 1 Agricultural Land, and as stated above it is not a site allocated for housing in any adopted Development Plan document. There will be an unacceptable loss of countryside and productive agricultural land.*
- 5. The proposed development will cause substantial and demonstrable harm to the character and appearance of the Yapton (Main Road) Conservation Area, and have a significantly harmful impact on the settings of the immediately adjacent Listed Buildings (including Elm Barn, Bonhams Farmhouse, Malt House and Laburnam Cottages). One of the reasons Elm Barn is listed as of architectural and historic merit was due to the fact its countryside and farmland setting reflected its previous use. To now surround it with a modern housing estate seems to be particularly inappropriate, incongruous and harmful to its protected status.*

6. *The applicant has highlighted the work that Arun District Council are doing to review and update its 5 Year Housing Supply and Objectively Assessed Need (OAN) targets, and some work has been done to identify other potential housing sites in the District, and in and around Yapton. However, these sites, which are in an emerging Local Plan document, are going through a detailed appraisal and consultation process, and there is no certainty as to exactly where these future housing allocations will be made when the Plan is finalised. A decision on this site in advance of that appraisal and consultation will, therefore, be premature and prejudicial to the process.*

7. *The applicant is also trying to make an argument that the Yapton Neighbourhood Plan is already out of date. However, in a decision taken less than 6 months ago to refuse the proposed Ford Lane housing scheme on appeal, the Government's own Communities Minister stated that the Neighbourhood Plan, and specifically Policy BB1, "should be given substantial weight" in planning decisions affecting the village (Ref: APP/C3810/A/14/22282/60).*

8. *I understand that the community of Yapton, through the Parish Council and our Neighbourhood Plan, has supported the building of over 350 new homes in our village. As our village has no train station and limited bus services, it seems appropriate that other villages that have much better public transport infrastructure (eg. Barnham) should be taking a greater share of the housing required to meet the needs and targets identified by the District Council.*

In conclusion, this proposed development is not in accordance with the adopted Development Plan and should be refused.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts
Director Planning & Economic Regeneration