



WEST VIEW

YAPTON ROAD

BARNHAM

BOGNOR REGIS

PO 22 0BJ

17-02-2017

TO THE CHIEF PLANNING OFFICER

DEAR SIR,

Y/1/17/OUT.

I object to this planning application for the following reasons:-

- It will destroy a productive green field site currently used for sheep.
- It is a haven, corridor and food source for wildlife. This includes grouse, rabbits, herds of prey, including a sparrowhawk, barn owl, green and greater spotted woodpecker, and many smaller species. A badger has been seen on an adjacent field (next to my house)
- Water will run off a built-up site onto the main road which already floods opposite the site and at the mini roundabout.
- Traffic - at busy times I cannot turn right onto the road from my drive. Several cars parked on the layby and my entrance to turn, will traffic leaving the site be turn left only? If so it is dangerous to do a U turn on a mini roundabout.
- This site is not on the neighbourhood plan.

I urge you to reject this planning application.

Yours sincerely

17.02.17 J ACKMAN

**Angela and Alan Broughton,
Elm Barn,
Main Road,
Yapton,
BN18 0DX**

ARUN DISTRICT COUNCIL TECHNICAL SUPPORT
21 FEB 2017
ACTION...

19th March 2017.

**OBJECTION TO OUTLINE PLANNING APPLICATION FOR 56
DWELLINGS AT BONHAMS FIELD, YAPTON BN18 0DX
Council Ref: Y/1/17/OUT**

I am writing to object in the strongest possible terms to this planning application. If this proposed development is approved and built, it will have a substantial adverse impact on my property and my home, and on the ability of my family to continue to enjoy a quiet and peaceful life in the countryside.

Our listed barn has been the main focal point on entering the village of Yapton for literally hundreds of years, and should remain so to maintain the integrity of the village street scene.

Elm Barn and the surrounding fields are the only area of rural countryside left between us and Barnham and building on these fields will result in joining Yapton to the sprawling, seemingly uncontrolled mess of Barnham. This field creates a natural boundary between the villages, and provides an important high quality grazing area for livestock for more than 6 months of the year.

Unlike Barnham, Yapton currently still has a heart in the form of a beautiful listed church, a village green and village hall, all in close proximity, forming the heart of the village. This will be lost if we are joined to Barnham, and Yapton will no longer have the appearance of a separate village.

Not that anyone from Seawards or the owners of the land are interested in this point, but the area they want to build on is within the Main Road Conservation Area, and close to many other listed or quality buildings in the village.

The proposed development will totally spoil the rural character of the entrance to the Main Road Conservation Area, and the existing open views to the Farm and Downs will be lost forever. It will remove the last piece of open field at the western end of the village.

The financial impact this will have on our properties will be quite significant. Is it right that they can make very significant financial gains while we will all suffer significant financial losses on the value of our properties?

I understand that personal financial impact is not a planning matter, but the likely loss of value to my property if this goes ahead reflects the impact it will have on things that are planning matters, such as loss of visual amenity, loss of openness within the countryside, loss of privacy from overlooking, and additional noise from housing estate activity including additional traffic movements.

A point I feel also worth a mention is that when we were restoring our barn we had to comply with many listed building regulations. One of conditions was that we were not allowed any windows in our barn on the side facing Barnham. We were only allowed to maintain the triangular ventilation slits built in the original barn as it would spoil the view of the barn on entering the village from Barnham. This in turn rendered the whole of one side of the barn virtually useless as it did not have any windows.

Is it right that not so many years on, a developer is now considering totally wrecking the whole of the street scene by surrounding our barn with a large housing estate.

I have read the other objections made so far, and would like to state that I agree with all their valued comments.

In planning terms, I think the following points need to be carefully considered when you come to a recommendation and decision.

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, and there are no other exceptional material considerations which indicate it should be approved since the considerable adverse impacts I have outlined would significantly and demonstrably outweigh any benefits.

Alan Broughton.

Angela Broughton

