



Walnut Tree Cottage
Church Road
Yapton
West Sussex
BN18 0ER

22nd February 2017

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF.

FAO: Case Officer Mr D Innes.

Re: Planning Application ref Y/1/17/OUT

Bonhams Field Main Road Yapton BN18 0DX	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.
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Dear Mr Innes,

I wish to place on record my "**objection**" to the planning application, reference number as above.

- The site lies outside the defined development boundary for Yapton and therefore the proposal would not accord with saved policies **GEN2, GEN3** of the Arun Local Plan 2003 and **BB1: Build up area boundary** of the Yapton Neighbourhood Plan (YNP).
- The site does not accord with the YNP. The Yapton Neighbourhood Plan was adopted on the 5th November 2014, and this proposed development site was not part of said plan. **Yapton is honouring its commitment to its NHP in full.** Site SA1, Land to the North of Yapton Primary School, has been approved under Y/93/14/OUT for 38 units. This is in excess of the housing numbers allocated in the YNP for this site.
Site SA2, Cinders Lane, as identified in the YNP is currently subject to a planning application for 51 units (Y/5/17/OUT refers).
- It is acknowledged in the WSCC Strategic Planning Consultation document "that the proposed development would give rise to intensification in use

of Main Road, Yapton, but it cannot demonstrate the proposed development would have a 'severe' impact on the operation of the local road network"..... This may be the case if this proposal is looked at in isolation but its cumulative impact on the road network must be accounted for. There has been a significant amount of new and/or committed development in and immediately around Yapton, notability:-

Y/93/14/OUT. North End Road . **38 units.**

Y/56/15/OUT. Kings Close. Mixed use. **Houses, flat and small business units.**

Y/30/13 Fellows Gardens **34 units.**

Y/19/16/OUT. Land off Fellows Garden. **108 units.** This is approved but is currently subject to a call in by the Secretary of State.

Y/53/16/PL. **4 units.** Currently undecided.

Y/81/12 Goodhew Close, **173 units.**

Y/48/11 Lamb PH, **14 units.**

Y/7/15/PL Olive Branch. North End Rd. **Flats and Gospel Hall**

In addition

F/7/15/OUT Land South of Burndell Rd. **45 units.** The application states that the site also **lies within the Parish of Yapton**

F/15/16/PL Northwood House **4 units.**

Both are served by the **B2233 Burndell Road**

Of particular significance are the approved planning applications.

BN/29/13 Angel Nursery. **86 units** (Revision BN43/16 for **96 units.** Yet to be decided).

BN/26/15. Land to the North of Yapton Rd. **44 units**

BN/32/15/OUT. Lillies Nursery **38units**

All are currently under construction, and in close proximity to the Bonham Field proposal. All are served by the B2233, Yapton Road.

The cumulative traffic movements **will result in a severe** impact on the local road network.

- The amount of development that is taking place is not truly sustainable and is already having a negative impact on the environment, the amenity and wellbeing in the daily lives of the local community.
- The proposal will result in the loss of high value agricultural land contrary to Policy **E1** of the YNP. The applicant states it cannot be farmed profitably. I note from Mr Hockings letter of representation, dated 13th February, who actually farms and occupies the land, takes a very different point of view.

- The proposal will have a significant and detrimental impact on a number of listed buildings and the Yapton (Main Road) Conservation Area contrary to Policy E8 of the YNP and NPPF in relation to Heritage Assets. **It does not preserve or enhance the character of the area.**

It should be noted that ADC Conservation Officer, Mr White, has in the past been in conversation with Yapton PC, and other interested parties with a view to integrating the row of cottages, (Denzil and others), immediately to the west of the proposed development within the Yapton Main Road Conservation Area. The Conservation Officer should be consulted and his views sort. My understanding on why this was not progressed further was due to additional work commitments being placed upon the Officer in the formulation of ADC's Local Plan.

- The field is a prominent rural feature with open views to the north. It is a focal point, a gateway feature, when entering the village, and to see sheep grazing the pasture is a pleasure. This rural character will be lost for ever if permission be granted for this development.

Let's just concrete over all our green fields to provide financial gain to greedy landowners and developers and be done with it! Yaptons Neighbourhood Plan was a justified means in which its residents were led to believe it would give them a say to the form and direction development would take in the village, but due to the incompetence of ADC in bring forward the district Local Plan it is now being disregarded.

You will not be surprised that I **respectfully ask that the application be refused.**

Yours sincerely



J. Mills