

2 detached dwellings Stakers Farm

PLANNING REFERENCE Y/33/17/PL

1. Introduction

Yapton Parish Council have given much consideration to the above outline planning application for 2 detached dwellings with vehicular access from North End Road.

YPC would comment that the applicant has carried out limited community engagement and that the site is not a designated site for housing within the Yapton Neighbourhood Plan.

Whilst the design of the proposal follows some exemplar design criteria YPC still find that proposal to be totally contrary to the Yapton Neighbourhood plan and wish to object to the proposal.

2. Location and Character of the Site

The site is situated within the north-west corner of the Main Road Conservation Area and within the setting of the grade II listed farmhouse, Stakers Farm. The site informs this part of the conservation area along North End Road reflecting the village's rural nature and historical link with agriculture and listed Stakers Farm. It provides an essential 'rural green gap' between buildings reflecting the openness and rural backdrop of this part of 'old' Yapton.

Yapton Parish Council objects to the introduction of built form in this location as the site provides the essential setting for both the north-western end of the Main Road Conservation Area and listed Stakers Farm. The proposal would involve the loss of open land that would erode, to its detriment, the relationship between the Conservation Area, its listed buildings and the surrounding landscape, affecting the ability to appreciate and understand the village's historic development.

This land currently enhances Stakers Farm and its setting. Both saved and emerging Local Plan Policy seek to preserve this natural environment and places equal weight on the importance of conservation areas and their 'setting', stating that the special character and appearance of conservation areas will be a material factor in planning decisions and that development which adversely affects the setting, character, appearance of or views into and out of a conservation area will be refused. This clearly mirrors the NPPF in relation to Heritage Assets, paras 126-141:

'seek(s) to conserve and enhance the historic environment. Account should be taken of the setting of heritage assets (including Listed Buildings and Conservation Areas)'

The proposal fronts North End Road, one of the last approach roads to Yapton which have maintained their historic form and setting maintaining the rural identity of Yapton. This sensitive location is therefore totally unsuitable and unsustainable for a scheme that encroaches the site lines and setting of the Main Road Conservation Area and Stakers Farm.

3. Yapton Neighbourhood Plan (YPN)

The site fails to reflect the made Yapton Neighbourhood Plan housing policy H1 and is not an allocated site. Indeed, the site was rejected during the Neighbourhood Plan process by the Community and YNPG. However, the Parish accepts that the site does lie within the village settlement boundary as defined by both saved and emerging ADC Local Plan Policy and the YNP.

The site is currently used as agricultural land and to develop as housing land would be contrary to current planning policy and the made Yapton Neighbourhood Plan E1.

The proposal will have a significant and detrimental impact on the listed buildings and the Main Road Conservation Area along with its setting which is contrary to both Yapton Neighbourhood Plan and NPPF in relation to Heritage Assets, paras 126-141.

4. The Proposal

The Parish acknowledge that the overall proposal is of a good and appropriate design that reflects this part of the village. However, concerns remain relating to highways and the impact an additional direct access onto North End Road would have along this busy section of road close to both a doctor's surgery with inadequate parking and the primary school. The Parish would seek further information relating to traffic movements onto and off the section of North End Road.

5. Conclusion

Yapton Parish Council considers the proposed development to be inappropriate for the reasons outlined above.

In short, the proposal ignores the made Yapton Neighbourhood Plan and severely impacts the setting of both the Main Road Conservation Area and its listed buildings - Paragraph 14 NPPF confirms a 'Presumption in Favour of Sustainable development' unless:

'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework as a whole;'

We therefore seek it to be refused planning permission.