

Y/3/22/OUT Land West of Bilsham Road Yapton

Hybrid Application comprising of Full application for Phase 1 for 30 No residential dwellings, new access from Bilsham Road, public open space, landscaping, sustainable urban drainage and associated works; and Outline planning application for further phases of up to 110 No dwellings and associated infrastructure (with all matters reserved). This application is a Departure from the Development Plan and is in CIL Zone 3 and is CIL Liable as new dwellings.

1. Introduction

Yapton Parish Council (YPC) has given much consideration to the above hybrid planning application for a maximum of 110 residential units at Land West of Bilsham Road.

YPC is of the view that this application is a departure from the both the ALP and YNP and emerging YNP2 and should be refused planning consent.

YPC has deep concerns regarding the lack of built cohesion between this proposal and the adjoining SD7 applications (Y/92/17/OUT). YPC expect any urban growth of the village to appear both visually and in terms of connectivity to flow and appear as a continuous organic part of the village following the key principles of any master planning. This proposal lacks synergy with the proposed Strategic Housing Site to the north of this plot and sits isolated from the village and its facilities in terms of green connectively, accessibility and form.

YPC have worked closely with ADC in contributing positively towards ADC's Non-strategic Housing Delivery Policy (ALP 12.1.11) despite this policy now being abandoned by ADC without full and proper consultation with Parishes and the communities impacted by this Council led decision. YPC has, in full cooperation, increased its original Parish housing allocation through supporting applications Y/44/17/OUT (70 units) and Y49/18/PL (10 units) increasing its intended Parish allocation to 110 units. Planning has also been granted for additional non designated housing sites totalling an additional 405 units above YPC's original housing allocation. This excludes the additional small strategic housing site SD7 (550 units) which provides a combined total to 1,065 additional dwellings. Over 50% of these sites are in build or complete with the outstanding sites awaiting approval of reserved matters.

YPC does not regard this application as being an appropriate addition to Yapton's housing supply or indeed a positive contribution to YPC's existing social fabric or environment placing future resident's wellbeing at risk.

YPC strongly object to this application on the following grounds:

2. Location and Character of the Site

The site is situated 0.5 miles south of the village centre. It lies outside the villages' BUAB as designated within the ALP 2011-2031, YNP1 and emerging YNP2

The parcel of land is clearly identified as rural hinterland. The site is also set amongst primarily open space/agricultural land and forms an important green edge to the village and protects the historic identity of the cluster of buildings known as Bilsham to the south. A new housing estate in this location would be erode Yapton's rural identity.

The land is flat with limited features thus requiring careful consideration in terms of landscaping and building mass, to ensure no harm to the landscape value or erosion of Yapton's historic identity. YPC seek a more detailed masterplan of this scheme that clearly demonstrates cohesion with adjacent sites in terms of architectural merit, holistic green-links, connectivity and landscaped areas.

3. Planning

The proposal fails to meet key policy criteria set out in the National Planning Policy Framework (NPPF), and more importantly those of the ALP 2011- 2031 and YNP1 and the emerging YNP2, lying outside the existing built-up areas as defined in the ALP.

The applicant seems to rely heavily on the outcomes of the HELAA which YPC caution should be regarded as an informative and not as a policy document.

The current made YNP 2014 the following policies are relevant

3.2.1 The site is a departure from the made Yapton Neighbourhood Plan being outside the designated built-up area boundary, policy BB1.

3.2.2 The site fails to reflect the made Yapton Neighbourhood Plan housing policy H1 and is not an allocated site.

This proposal is not plan led and firmly places the local community's needs and infrastructure deficiencies as a low priority.

4. Housing Need

YPC, whilst acknowledging Arun District Council's shortfall in meeting its 5 year housing supply, it is of the view that on a local level, Yapton has contributed positively to ADC's housing requirement. Further additional housing in the Parish will now have a significant and detrimental impact on the Parish's facilities and existing infrastructure. The speed of growth over the last 5 years within the village has not been met by improvement and upgrade of community facilities appropriate to a village that has seen its housing baseline double in size.

It should be noted that the 2015 IMD deprivation Index clearly illustrates that this area of Yapton has been consistently failed from investment in improving education, child poverty, health and accommodating the needs of the elderly. Whereas, barriers to housing services, are not regarded as a significant barrier to this community or indeed the Parish.

Indices of Deprivation 2015 where 1= most deprived 10% of neighbourhoods nationally and 10 = least deprived 10% of neighbourhoods nationally

LSOA Code	E01031473
LSOA Name	Arun 006D
Index of Multiple Deprivation Domain	4
Income Deprivation Domain	3
Employment Deprivation Domain	4
Education Skills and Training Deprivation Domain	2
Health Deprivation and Disability Domain	3
Crime Domain	9
Barriers to Housing and Services Domain	7
Living Environment Deprivation Domain	10
Income Deprivation Affecting Children Index	4
Income Deprivation Affecting Older People Index	3

YPC therefore fail to see the relevance of housing need for the Parish and community.

5. Social/Community Facilities

YPC have grave concerns that the continued rapid growth of the village without a detailed and holistic approach to the overall Community's social fabric will have a severe and significant detrimental impact on the whole community.

The proposal will place further pressure on Yapton primary School which is oversubscribed and still waiting to be extended to meet recent growth in the village excluding the applicant's proposed additional 100 units.

In terms of Education YPC are deeply concerned whether the secondary school provision for the eastern sector of Arun, which includes Yapton, has sufficient capacity for new secondary students. This point has been raised by WSCC in considering the Ford Strategic Housing site and consequently should apply to this location.

Whilst the proposal provides play areas for children below the age of 12 years all new developments remain silent on catering for young adults (12+years). Every new housing scheme within the village has a play area and absolutely no facilities for young adults in the Parish. This must be addressed.

Yapton has an ongoing social problem with anti-social behaviour namely due to lack of resources for young adults. YPC would therefore expect any new development to fully cater for this age range in terms of outdoor facilities such as purpose built football ground or additional skate park/BMX area along with substantial cycle network linking to Barnham and its train station. This would enable the young adults in Yapton to have a sense of belonging and purpose within the village and access to appropriate facilities to facilitate health and wellbeing as well as sustainable access to the key transport hub facilitating access to employment and education.

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YPC fail to see how this development can enhance the existing community until these shortfalls are overcome and proper future provision accounted. YPC would also highlight that with the accumulative impact of current proposed housing in the Parish the need for an additional community building to support family groups, teenagers and classes, religious gatherings and clubs, library facility and a general start-up business hub is required. The current Yapton and Ford village Hall and Scout Hut buildings are near to full capacity for use leaving village groups and clubs no alternative but to seek accommodation outside of the Parish which simply erodes the Community's sense of place and identity. YPC request that this be addressed via the planning system.

6. Highways/ Green connectivity

YPC note Highway England's requirement that new housing within Yapton and surrounding areas cannot take place until the A27/Yapton Lane right turn lane mitigation is complete and open to use. YPC would therefore expect all Highway improvements in place and open prior to any further development in Yapton.

YPC continue to seek a green link-way/restricted byway/footpath circulating the western boundary of the BUAB running south to north. 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 (SD7) as this would enable safe pedestrian off-road access to Yapton's facilities and its Primary School.

7. Water/Flooding

Southern Water, in recent nearby applications have stated that they have reservations as to whether there is adequate water treatment capacity for additional housing in the area. Until a proper solution has been put in place by SW YPC would ask that this is fully investigated prior to any decisions being made on this application.

YPC also has 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 terms of water usage.

YPC request a more detailed assessment of the impact on the exiting Rife to the west of the site and the development's potential impact on Bilsham Manor. YPC is concerned that should flows increase along the Rife as a result of the proposal it will have a detrimental impact on Bilsham Manor and its setting especially with the notable increase in severe weather events and more concentrated down pours.

8. The Proposal

YPC request that this application is placed on hold until a scheme that fully integrates with the adjoining Strategic Housing site is produced. YPC is strongly of the view that this southern area should, and must be, considered as one holistic area with clearly defined green connectivity and extensive open landscaped areas to support and reflect the rural nature of this location and blend into the emerging new Strategic housing site. Housing

densities should be considered as a whole and not on a piecemeal hybrid approach as currently adopted to reflect good master planning.

The current scheme appears isolated in design in relation to the adjoining Strategic Housing site. This will merely create a separate enclave divorced from existing and new communities in the area, exacerbating the social problems experienced in Yapton Parish and highlighted in the IBM Deprivation Index..

9. Conclusion

YPC view this proposal as being totally disconnected in form, appearance and terms of connectivity with Yapton's community and its facilities. It is silent on meeting the needs of Yapton's youth and elderly and disregards the need for sustainable green connectivity within the Parish and its neighbouring areas.

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; significant weight must be placed on the Environmental and Social Benefits this scheme fails to meet along with its lack of holistic master planning with the adjoining Strategic Housing Site. YPC are of the view that the social benefits of this proposal are deficient along with there being no comprehensive proposed improvements to sustainable transport to ensure safe green connectivity with Yapton's facilities. It fails to promote healthy living and well-being for young adults and the elderly in the immediate Community.

This proposal cannot be determined as sustainable. It will have a significant and detrimental impact on the existing Community. It fails to meet any grounds of sustainability in terms of economic, social and environmental merit and in turn will fail any incoming new residents. This proposal must address these shortfalls with the Community of Yapton at the centre of the proposal, opposed to simply meeting a wider District level housing target.

YPC therefore request that this application is refused planning permission.