

Yapton Parish Council
Mr A. Gardiner, Clerk of the Council
38, Ruskin Avenue
North Bersted
Bognor Regis
PO21 5BW

Your Ref: OWPC24286
Our Ref: Y/63/19/RES 18-07-2019
Please ask for:
Mr S Davis

13th September 2019

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of reserved matters following the grant of Y/1/17/OUT for 56 No. dwellings with associated open space & creation of new access. This application affects the character & appearance of the Yapton (Main Road) Conservation Area & affects the setting of listed buildings.

Bonhams Field Main Road Yapton

Thank you for your internet representation made on 12th September 2019 which has been recorded as '**an objection**' with the comments as follows:

The comments shown below are extracted from the full response to this reserved matters application which covers Access, Layout and Scale, Appearance and Landscaping, and which is shown separately elsewhere on this site:

Introduction

Yapton Parish Council (YPC) has given careful consideration to the above application outlining the detail of the 56 dwellings at Bonham's Field, Yapton.

YPC would like to first state its disappointment in the applicant's failure to discuss the detail of this application with YPC, especially when considering the strong negative community feeling towards the proposal. YPC therefore trust that its comments outlined below will be taken into full consideration and acted upon.

This site was granted outline planning permission in 2017 as a result of the lack of ADC 5 year housing land supply, the ADC Local Plan being severely out of date and the emerging ALP still being formed at the time. Yapton's community were strongly against this scheme for many reasons but one key concern was the impact on this visually sensitive and important open space. Many residents felt and remain of the view, that Bonham's Field is key to the setting of this historic approach and quarter of Yapton village. The field is key to the setting of the Main Road/Church Road Conservation Area and grade II listed buildings Bonham's Barn, Bonham's and Bonham's Farmhouse.

The visual importance of this site is further magnified by the strong representation of architecturally varied and historic buildings both adjoining and fronting the site along with those within close proximity along Main Road, notably grade II listed buildings Old Malthouse, (former) Shoulder of Mutton Inn, Evangelical Free Church and School and Dyers Croft including boundary walls. The B2233 Yapton Road/Main Road is the 'gateway' to Yapton's historic quarter and informs the present day of Yapton's rural identity, a highly valued characteristic most Yapton residents associate with their village.

The applicant's silence and lack of Community engagement on such a sensitive site has therefore been staggering as the concerns raised could easily be resolved through dialogue.

YPC regard this application as an opportunity to strengthen and enhance Yapton's unique heritage and rural identity. YPC believe that through good design, new development should be able to both blend into and enhance the existing built environment reinforcing the Parish's identity. YPC seek in new residential development a sympathetic use of mixed and varied materials, house design and a positive use of open space to foster an environment that focuses not only on fulfilling purely housing need but ensures sustainability and a legacy of housing schemes that benefit residents in terms of wellbeing, sustainable transport and environment - (Yapton Neighbourhood Plan) YNP policy E8.

Conclusion

YPC have no choice but to OBJECT to this application on the grounds outlined above. Naturally, should the applicant wish to consider YPC's comments and amend their proposal accordingly, YPC would be prepared to reconsider its position.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning