

Bonham's Field, Main Road, Yapton

Planning Reference Y/63/19/RES

Approval of reserved matters following grant of Y/1/17/OUT (access, appearance, landscaping, layout and scale)

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permission in 2017 as a result of the lack of ADC 5 year housing land supply, the ADC Local Plan being severely out of date and the emerging ALP still being formed at the time.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 resident's 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

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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.

1. Access

Parking. YPC note that parking standards have been met but are dependent upon designated garages remaining as such. YPC require that a restriction is placed on converting garages to ancillary living accommodation for the first 10 years from the final occupation of the scheme. This will enable the scheme to grow into its intended form and avoid unnecessary and unintended stresses placed on its streetscape, open space and accessibility through displaced parking resulting from loss of provided garage space.

YPC would also seek that the central core of parking within the site is softened by the use of CORE Grass or similar green permeable parking system. This would maintain the practicality of hard landscaping for parking areas but provide a softer finish providing a more rural outlook onto green space opposed to tarmac/block paving.

Footpaths. YPC seek to encourage a fully connected multi-user pathway network throughout the Parish. This has been endorsed through the discussions on SD7 to the south of the site as well as in discussions on applications directly north of the site - Stakers Farm, SA1, Clays Farm (recently refused) and the Street Buildings and should be reflected through every emerging residential scheme in the Parish.

It is with the above in mind, YPC insist that land is left clear with the necessary rights of way for public use as grassed or hard landscaping to enable the eventual long term connectivity through all these sites. This action would then allow residents and the Community to use a sustainable multi-user 'off-road' link route accessing the whole western sector of the village and its associated existing footpaths as well as Yapton Primary School and the Main Road bus stop.

It would seem that the applicant has simply looked at the site in isolation and ignored the future potential for complete accessibility in this area. YPC would therefore request that a condition is specified outlining the need for suitable gaps along the northern boundary for the implementation of future green routes when landownership allows.

YPC note and welcome that there is a proposal for a footpath through the orchard area and southern landscaping. YPC require a condition that will specify the Bonhams Field, Main Road, Yapton
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proposed path is a public right of way for multi-user use and fully DDA compliant, built to an appropriate specification for immediate use after the first occupation of the scheme. Landscaping of the path must reflect that of a former meadow/field with sufficient buffers/margins to ensure good biodiversity along the improved public multi-user pathway. This would help enrich the local environment and enhance Yapton's rural backdrop and setting of the surrounding listed buildings.

2. Layout and scale

YPC note the density of 56 units is generous. However, YPC would expect a scheme with such generous spacing to reflect careful distribution of housing type and sensitive placing of units within various street-scenes notably those facing the rear elevations of listed buildings Bonhams Barn and Bonhams (plots 30-41).

YPC appreciate that the housing faces outwards but would seek a more varied site line from street level for plots 36-41 or alternatively the units to better relate to the heritage of the two facing listed buildings in terms of overall design.

Generally the use of front gardens and green laybys should be promoted to soften the streetscape and enhance this important rural setting in Yapton's historic quarter. This is clearly reflected in Emerald Gardens, Y/98/18/RES and the proposed design statement of SD7 as was the thrust of the applicant's own Heritage and Design statements for their outline application Y/1/17/OUT.

YPC therefore require a condition stating that parking spaces fronting streets and housing must have green and permeable finish and that front garden areas should not be converted to designated additional parking spaces for households. This will ensure a green feel to the streetscape in line with YNP policy E3 and pavements and buffers left free of unplanned parked vehicles.

3. Appearance

YPC are disappointed that the applicant's own Heritage and design statement for their outline application Y/1/17/OUT has been significantly diluted in terms of the visual quality of the site through suggested bland use of materials which fail to reflect the immediate surrounding architecture.

YPC would reiterate the importance of this plot fronting B2233 Yapton Road/Main Road, the 'gateway' to Yapton's historic quarter. This development will dictate for generations the overall identity and character of Yapton and must be amended to reflect the Communities' desire to see its architecture and buildings reflect the historic and rural context of the village. The current appearance and use of materials falls short of this mark.

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The application is proposing 66% of the units to be of heritage brick of which 90% are positioned in the most prominent two thirds of the plot. Whereas the proportion of red brick buildings in this part of Yapton probably stands at no more than 20% with the majority of houses being either rendered, brick painted, brick with hanging tile or flint. The nearest red brick house lies either 200m to the west of the site or 450m to the east along the B2233.

YPC would therefore request that a more diverse approach to use of materials should be applied as per the applicant's original heritage statement and recent new developments in Yapton such as Emerald Gardens. The scheme needs to reflect the overall village's architectural heritage and reinforce it through an appropriate mix of materials.

Whilst great attention has been given to the treatment of the two single storey buildings on the eastern edge, of the remaining 41 units 38 are of heritage brick. This is a stark contrast to the street scene in the conservation area and beyond. The applicant is not proposing any rendering or any painted brick, merely 1 two storey unit with hanging tiles and two storey units of flint ie 3 out of 41 units.

YPC therefore would request that the suggested brick palette is varied with the use of flint and clay tiles throughout the scheme along with the use of rendering and painted brick. This will ensure a scheme more identifiable with an Arun Coastal Plain village notably Yapton. YPC expect the above concern to be conditioned to ensure a more appropriate mix of materials.

4. landscaping

YPC welcome the proposed orchard and landscaped areas and would request that the orchard use Sussex heritage fruit trees. YPC would also ask that the area designated as a play area has interesting landforms and structures created within it to encourage an imaginative play area and enhance wellbeing.

YPC requires that there is good use of 'soft' hard landscaping such as CORE grass or its equivalent for parking areas especially fronting residential units.

YPC expect the designated landscaping margins to be maximised in depth and use of planting to encourage a biodiversity, wildlife and blend into the rural backdrop of the site.

YPC seek a condition to ensure the proper management and maintenance of the Orchard area for a minimum of five years to ensure it becomes fully established as an orchard.

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5. 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.

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[REDACTED]

From: Yapton Parish Council Clerk [REDACTED]
Sent: 12 September 2019 14:32
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Planning <Planning@arun.gov.uk>; Martyn White <Martyn.White@arun.gov.uk>
Subject: Planning Reference Y/63/19/RES - Approval of reserved matters following grant of Y/1/17/OUT - Bonham's Field, Yapton

Hello Simon,

Please find attached the Parish Council's full response to the above reserved matters application to which this council has lodged an objection.

Please can you ensure that the full response is posted on the planning portal under this application.

I have been asked to copy in both you and Martyn White, the conservation officer, into our objection. I believe you have thought that YPC have had discussions with Seaward, and we need to make it clear how disappointed we are that they haven't consulted us on design, etc, as we believe all the points we raise can be resolved.

Regards

Andrew

Andrew Gardiner
Clerk to Yapton Parish Council

[REDACTED]

Normal Office hours at Yapton Village Hall – Mondays, Wednesday & Thursday 9.30 a.m. – 12.30 p.m.

At all other times please email or phone [REDACTED]

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