

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 02 December 2019 13:04
To: Planning Scanning
Subject: FW: Submission of response to Planning Application - Y/63/19/RES - Bonhams Field Main Road Yapton BN18 0DX
Attachments: YPC revised response to Y63_19_RES Bonhams Field Main Road Yapton BN18 0DX - submitted 02122019.pdf

From: Simon Davis [REDACTED]
Sent: 02 December 2019 12:34
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Martyn White <Martyn.White@arun.gov.uk>
Subject: FW: Submission of response to Planning Application - Y/63/19/RES - Bonhams Field Main Road Yapton BN18 0DX

[REDACTED]

From: Yapton Parish Council Clerk [REDACTED]
Sent: 02 December 2019 12:15
To: Simon Davis <[REDACTED]>
Cc: Lucy Hill [REDACTED]; Ian Johnson [REDACTED]; Planning [REDACTED]
Subject: Submission of response to Planning Application - Y/63/19/RES - Bonhams Field Main Road Yapton BN18 0DX

Dear Simon,

I have just submitted Yapton's formal response in support of the amended Planning Application - Y/63/19/RES - Bonhams Field Main Road Yapton BN18 0DX.

Unfortunately the full response exceeds the number of characters allowed on the planning portal and I attach the response which I would be pleased if you could post on the portal under this application reference as Yapton's full response to this application.

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.

[REDACTED]

[This e-mail is intended solely for the person or organisation to which it is addressed. It may contain privileged and confidential information. If you are not the intended recipient, you are prohibited from copying, disclosing or distributing this e-mail or its contents (as it may be unlawful for you to do so) or taking any action in reliance on it. If you receive this e-mail by mistake, please advise the sender immediately by using the e-mail reply facility and then delete both the incoming and outgoing messages].

Bonhams Field Main Road Yapton BN18 0DX

Y/63/19/RES

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.

Yapton Parish Council (YPC) have fully considered the above application and its subsequent amendments reflected in 13 plans all named 'Substitute plan' with appropriate numbering and dated 11th November 2019 on the ADC planning portal. YPC welcome the fact that the applicant has taken into consideration most of the concerns raised in YPC's objection letter dated 13th September 2019.

This site holds great importance to Yapton and its built heritage being located in one of Yapton's conservation areas and having several listed buildings within close proximity. It should also be recognised that the site is elevated from street level and in relation to the two listed buildings – Elm Barn and Bonhams. It is these factors that have guided YPC's determination to ensure that the detail of the scheme generates a development that appears to blend into the landscape and be sympathetic with historical built environment.

YPC will therefore support the proposed new plans and detail of this application conditional upon the following points:

1. Materials

All materials must be sympathetic with the immediate built environment found within the conservation area, especially key features such as windows, porches, brickwork and cladding. This is to ensure that this prominent and very visible site reflects Yapton's historical vernacular and agricultural heritage.

2. Plots 36-41

YPC have concerns regarding the ridge height of these plots in relation to the two listed buildings Elm Barn and Bonhams. The plans indicate that the new terrace housing will be higher than the listed buildings which unless treated sympathetically could be overbearing on the two listed buildings. YPC would ask that conditions are placed to ensure that plots 36-41 enhance the listed buildings backdrop rather than detract through careful use of materials etc.

3. Plots 42-56

YPC welcome single storey dwellings and would seek a condition that ensures that some are prioritised to older occupiers to help generate the recycling of existing housing stock within the village.

4. Landscaping

YPC note the improved landscaping and use of orchard trees. YPC would ask that fruit tree varieties local to Sussex are used.

YPC would also wish to ensure that conditions are put in place to ensure a sustainable management plan is implemented to ensure good maintenance of all new trees and planting within the scheme for at least the first 5 years from occupation of the last dwelling.

5. Parking

Through the use of conditions, YPC have promoted on all recent new residential developments a parking management strategy which helps to reduce avoidable excessive 'street/verge parking' on new housing estates.

YPC therefore wish to see this action adopted on this scheme and would request that a condition is implemented to ensure that after the occupation of the last dwelling on the estate that no garage can be converted to ancillary residential accommodation for the first 5 years of the estate's life. This will ensure that landscaping will become established rather than being eroded by excessive parking.

6. Footpath

YPC welcome the future proofing of a future connection to a green link-way/restricted byway/footpath circulating the western boundary of the BUAB. To ensure that this zone does not get eroded in design YPC would ask that a condition is placed to ensure it remains in place for the benefit of the future proposed community green link-way.