

Land East of Bilsham Road & land adjacent to Little Meadow, Bilsham Road Yapton

Planning Reference Y/70/20/OUT

Outline application with access for 81 No. new dwellings including 18 self-build plots (but retaining Oak Trees & Little Meadow dwellings), 3 No. new light industrial buildings as part of an enlarged employment site, Public Open Space & a new Village Hall. The existing junction of Grevatts Lane West & Bilsham Road will be closed & Grevatts Lane West diverted to a new access point to the South.

1. Introduction

Yapton Parish Council (YPC) has given much consideration to the above outline planning application for 81 residential units at Land East of Bilsham Road and believe that this application is a departure from the both the ALP and YNP and should be refused planning consent.

YPC have worked closely with ADC in contributing positively towards ADC's Non-strategic Housing Delivery Policy (ALP 12.1.11) by increasing YPC housing allocation by ADC's suggested upper limit of 90 additional units. This additional allocation has been positively contributed to and met through YPC supporting applications Y/44/17/OUT (70 units) and Y49/18/PL (10 units). Planning has also been granted for additional non designated housing sites Y/62/18/OUT (33 units) and Y32/18/PL (56 units) a total of an additional 169 units to date over and above YPC's original housing allocation. This excludes the additional small strategic housing site SD7 (500 units). YPC do not regard this application as being an appropriate addition to its housing supply or indeed a positive contribution to YPC's environment or future resident's wellbeing.

YPC strongly object to this application on the following grounds:

2. Location and Character of the Site

The site is situated 1 mile to the south west of the village. It lies outside the villages' BUAB as designated within the ALP 2011-2031.

The parcel of land is clearly identified as rural hinterland being significantly divorced from Yapton village centre physically and through a lack of any continuous formal public footpath network. 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. A new housing estate in this location would be wholly inappropriate.

Planning Reference Y/70/20/OUT

Land East of Bilsham Road & land adjacent to Little Meadow, Bilsham Road, Yapton

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 YNP, 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.

It should also be noted that the applicant has failed to engage with both Yapton residents and YPC in any formal capacity.

4. Housing Need

YPC, whilst acknowledging Arun District Council's need for 1,250 non-strategic residential units, is of the view that on a local level, Yapton has met its short-term local parish allocation.

5. The Proposal

5.1 Layout

The scheme is presented as an isolated site with no indication as to how it might relate to Yapton village.

YPC request that more detail is provided before this application is taken further. The application, although outline, should be treated in the same vein as all recent outline applications such as Stakers Farm, Land South of Ford Lane, The Street to name a few where clear detail for roads, green connectivity and greenspace plus positioning of units have been required and similarly for the two applications on SD7.

5.2 Transport/Sustainable links

The Parish has concerns regarding the transport solution/access to the proposal. The increased traffic movements will conflict with existing traffic flows and will further exacerbate the existing highway issues at Comet Corner.

YPC note that there are no proposals to provide any footpaths or cycle ways to safely connect this satellite housing estate to Yapton village and its community facilities. Safe sustainable links around the village which will divert pedestrians, cyclists and other users away from the main road network onto a safer and more appropriate village network must be incorporated within any new scheme thus promoting a healthy environment.

Planning Reference Y/70/20/OUT

Land East of Bilsham Road & land adjacent to Little Meadow, Bilsham Road, Yapton

5.3 Social

The site is wholly inaccessible to Yapton Primary School being situated 1.5miles south of the school and having no formal continuous walkway linking the site to the school.

It is also acknowledged that the medical provision in the village has reached capacity thus being unable to meet any new resident's needs. YPC fail to see how this development can enhance the existing community until these shortfalls are overcome and proper future provision accounted.

YPC note the provision of a small community hall but fail to understand what genuine community benefit this provides where the site is totally isolated from the main village area and only accessible by private car.

6. Conclusion

YPC view this proposal as being totally disconnected from Yapton and its facilities. 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 both the Environmental and Social Benefits of this scheme. YPC are of the view that the social benefits are deficient along with there being no comprehensive proposed improvements to sustainable transport to ensure safe green connectivity with Yapton's facilities as well as promoting healthy living and well-being.

YPC therefore request that this application is refused planning permission.