

Planning Application for 75 Dwellings at Bonhams Field, Main Road Yapton ADC ref. Y/98/20/PL

Response to Parish Council Comments

The purpose of this paper is to provide a planning response ([see blue text](#)) to each of the key points raised by the Parish Council in the comments advertised on the District Council website on 30th October 2020 (*see italic text*).

We respectfully request this information is considered by the Parish Council Planning Committee at their next meeting 7pm, 9th November 2020, before the Council's comments are formally ratified. It is, and always has been, our client's intention to work collaboratively with the Parish Council in order to achieve a form and scale of development that both meets the needs of the local community in addition to fully complying with the relevant policies of the Adopted Arun District Local Plan 2011-2031 and 'Made' Yapton Neighbourhood Plan 2014-2029.

We would welcome the opportunity to discuss the Parish Council's comments and the following responses in more detail either during or after the Committee Meeting.

Comments and Responses:

Yapton Parish Council (YPC) has given careful consideration to the above application for 75 dwellings at Bonham's Field, Yapton and strongly object to the increased density of housing at this location.

YPC would reiterate its strong reluctance at seeing this open space which is key to the setting of both a conservation area as well as reflecting the Yapton's historic rural identity becoming an overdeveloped residential site. YPC therefore continues to strongly seek an appropriate and sympathetic development that both reflects the historic nature of this location and importance of its setting.

YPC finds itself again stating its disappointment with the approach that this particular applicant has adopted with its consultation process for such a community sensitive site. Whilst the applicant has informed the Parish and its residents of their proposal, there has been very little actual consultation or reflection on comments made and how they could be accommodated. YPC therefore trust that its comments outlined below will be taken into full consideration and acted upon.

RESPONSE: The Parish Council were contacted on 19th August 2020 and sent a link to the Seaward Properties *Have your Say* webpage, which included a questionnaire and offer of on-line meeting and / or telephone conversations.

On 20th and 21st August an A5 leaflet was distributed to local residents, with a telephone number for residents to call and comment on the draft proposals.

Luken Beck and Bee Community Consulting gave a presentation to the Parish Council on 8th September 2020 on behalf of Seaward Properties. The issues raised by residents at the meeting did not include density or impact on the Conservation Area. The concerns raised by residents related to flooding, pedestrians using narrow footpath, cyclists, additional vehicle generation, cleaning of road surfaces from farming, repair of flint wall on site, materials for social housing, removal of hedging, halting all development until existing poor infrastructure is brought up to standard. These are issues addressed either in the planning application supporting reports or are not planning matters.

This site was granted outline planning permission in 2017 for 56 dwellings 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.

RESPONSE: The principle of development has been agreed through inclusion of the site within the Adopted Local Plan Settlement Boundary for Yapton and through the previous outline planning consent.

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.

YPC is therefore deeply concerned that the applicant now proposes a denser scheme than originally proposed by increasing the housing numbers by 33%. This would appear to be a total disregard to the importance of providing a scheme that reflects the nature and setting of the adjoining conservation area and its listed buildings and retaining an open and green feel to any proposal.

RESPONSE: The Arun Design Guide Supplementary Planning Document (SPD) provides advice for the design of new residential development in the District. For density, the guidance advises in village locations developers should aim for between 15-25 dwellings per hectare (dph). The proposal for 75 dwellings on this 3.2ha site would constitute a density of 23.4dph.

YPC strongly object to this application on the following grounds:

1. Location and Character of the Site

YPC remain strongly of the view that the site must reflect its rural setting as was achieved in the original consented application for 56 dwellings and its associated heritage and design statement. YPC would draw your attention to the ADC conservation officer's comments to the current consented scheme Y/63/19/RES

The street-scene provided for this element of the scheme indicates that the properties would be visible from the main road, the conservation area and the listed buildings. Their size, and height, when compared to the listed buildings, will mean that they would appear to be somewhat larger than some of these assets. This is unfortunate and harmful to the settings of the listed buildings. The provision of a number of trees in the open space will reduce the impact of these units, but it is thought that they will still remain fairly dominant in the street-scene, and remains unfortunate and harmful

YPC therefore fail to understand how a denser scheme will address any of these concerns but is more likely to compound them.

RESPONSE: There is no significant change to the layout, scale or general appearance of the dwellings adjacent to the Conservation Area or the closest listed buildings. There is now an increased proportion of smaller dwellings, as agreed with the District Council Housing Manager, although this is not evident in views from either of these historic assets.

2. 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 in terms of appropriate housing mix especially with the emergence of the adjacent SD7 site.

YPC therefore fail to see the need for the additional 19 units unless they will be identified and conditioned via a section 106 agreement or otherwise as solely for genuine first time buyers or equivalent who are local residents within Yapton Parish.

RESPONSE: The housing shortfall in Arun is understood to be at c.2.7 yrs. following the Wings Nursery Appeal which constitutes a significant shortfall below the Government's minimum 5 year requirement. This places the Adopted Arun Local Plan and 'Made' Yapton Neighbourhood Plan out of date. As a result Yapton is susceptible to further speculative developments on greenfield sites outside of the Settlement Boundary. The Arun DC Housing Delivery Test Action Plan (June 2019) seeks to address the substantial shortfall in housing supply, including inviting applications from landowners/developers on 'deliverable' HELAA sites. This site is located within the Adopted Local Plan Settlement Boundary where there is a policy presumption in favour of development. The substantial shortfall also relates to affordable housing need, of which the additional 19 dwellings would contribute a further 6 affordable homes (no. 22 shared equity and affordable/social rent homes in total). The affordable housing would be made available to all those on the Council's housing register, with local residents given first priority, subject to legal agreement.

3. Layout

The layout reflects that of the consented scheme which YPC expressed deep concerns regarding the impact of the scheme on sight-lines both into and out of the site on the adjoining conservation area and listed buildings.

RESPONSE: The Parish Council were supportive of the previous proposals further to the design changes made to accommodate their requests provided in two productive design review meetings with Seaward Properties. Comparison street scene drawings are being prepared to illustrate how the approved scheme and the proposed scheme appear in views from Main Road.

It would seem that the applicant has not used this new proposal as an opportunity to reflect YPC's comments but merely as an opportunity to cram additional housing into the north east corner of the site.

YPC also note that the applicant still has disregarded the importance of the siting of units within the proximity of listed buildings Bonhams Barn and Bonhams. YPC would seek to see a proposal that respects the sensitivity of these two buildings in terms of high and proximity.

RESPONSE: There is no significant change to the layout, scale or general appearance of the dwellings adjacent to the Conservation Area or setting of the closest listed buildings.

YPC has concerns that the increased density of housing in the NE sector of the site will in effect result in the under provision of designated off road parking leading to increased antisocial parking on verges and pavements.

RESPONSE: Car parking has been distributed in line with WSCC parking standards.

4. Access/Sustainable links

The Parish has concerns regarding the access to the proposal and its potential conflict with the consented SD7 site access point at Drove Lane.

RESPONSE: The point of access and the detailed access design has been agreed with WSCC and approved by ADC under the existing outline consent and reserved matters approval.

YPC note that the applicant has retained an area of land to link the scheme via a multi user path in the north eastern corner of the site. YPC would expect this area to be free of all parking provision, turning circles/heads and other such uses that would result in a direct conflict with pedestrians.

5. Conclusion

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

The Arun DC Housing Delivery Test Action Plan (June 2019) invites applications from landowners/developers on 'deliverable' sites to help meet the substantial shortfall in housing supply across the whole of the District. The current application to increase the number of dwellings provides an opportunity to deliver a higher proportion of smaller, more affordable new homes whilst remaining within the density standards of the Arun Design Guide SPD.

YPC believe that the benefit of the additional 19 dwellings proposed for this site is significantly outweighed by the detrimental impact they will produce in terms of traffic congestion, anti-social parking, loss and erosion of green verges and pavements and the significant erosion of landscape quality defining the setting of the conservation area and adjoining listed buildings. YPC therefore request that this application is refused planning permission.

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