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From: Angela Broughton [Redacted]
Sent: 20 October 2020 10:24
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Fw: Bonhams Field.

Dear Mr. Davis,

I have forwarded you this email which I sent to Daniel Vick as there may be some points that I have not already stated which you may need to take into consideration. I would also like to draw your attention to the historic images showing the metal fencing. It is imperative that the green areas are protected from off road parking.

I know you must be thinking "Oh no its her again", but having lived either in Bonhams House or Elm Barn for the last 40 years, I cannot let this beautiful section of Yapton be ruined without putting up a fight.

Regards,

Angela Broughton

From: Angela Broughton [REDACTED]
Sent: 20 October 2020 09:15
To: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: Bonhams Field.

Dear Mr. Vick,

Ref. Y/98/20/PL new application to increase housing by 35% from 56 houses (Y/1/17/OUT) outline permission given on 7 December 2017 to the new application for 75 houses (Y/98/20/PL)
Ref. Y/99/20/PL new application for a variation of conditions, which would allow Seawards to commence works before all the pre-commencement works have been approved. This includes the drainage plans and bearing in mind the existing flooding on the Main Road, is of vital importance.

I am writing to object to the current full application for residential development on Bonhams Field, comprising 75 housing units Y/98/20/PL

My objection is to the development as a whole, and not just to the desirability and impact of a 35% increase in the number of proposed housing units compared to the outline permission.

The Council must determine this new application in accordance with the Development Plan and all other material considerations. A number of material considerations have changed since December 2017, and these were deliberately and specifically not taken into account when the Reserved Matters application was approved on 21 February 2020 (Ref: Y/63/19/RES).

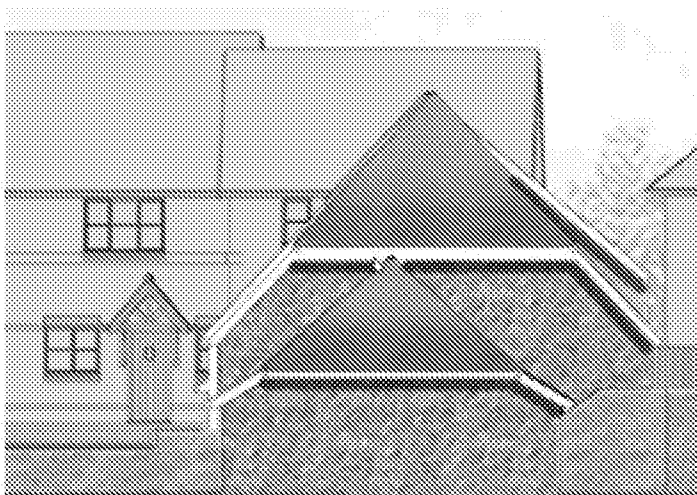
A number of important planning circumstances and considerations have changed since December 2017, and these must be fully assessed and evaluated as part of the consideration of this application. The Council must therefore address all the varied planning issues which arise from this fresh planning application, including the principle of housing on this site outside the village boundary, the detailed design and layout of the proposed scheme, its impact on the Main Road Conservation Area and on Listed Buildings and other nearby heritage assets, the traffic impacts on Main Road and the local road network, and the loss of important countryside and Grade 1 agricultural land.

It is also important to note that the outline planning permission previously granted has not yet been implemented, and there are a number of pre-commencement planning conditions still outstanding which need to be discharged before any implementation works can start. It should not be assumed that these planning conditions will be discharged to the satisfaction of the Council in the near future.

It is my view that the substantial harm and adverse impacts from this proposed development to heritage assets, to loss of countryside and agricultural land, to residential amenity, and to maintaining an efficient and safe local road network significantly and demonstrably outweigh the housing benefits of this development on a site with no residential designation in the adopted Development Plan documents (the Arun Local Plan and the Yapton Made Neighbourhood Plan).

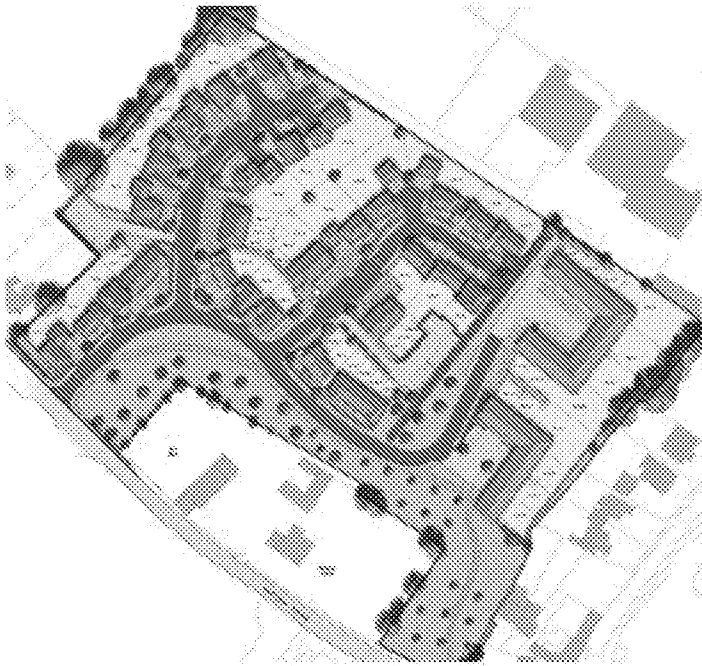
The proposed development fails to preserve and enhance the character of the Main Road Conservation Area, as required by planning law, and fails to protect the special architectural and historic character of the Listed Buildings within the Conservation Area.

The image below from the submitted drawings gives an indication of the scale of the new housing against Elm Barn as viewed from Main Road, but does not take account of the higher ground on which they will be standing. These houses should be single storey, or at least not higher than the ridge of the highest part of the barn.



It should be noted that the applicant has provided no illustrations of the impact of this suburban intrusion into the views of the Conservation Area as you enter the village from the west, in particular to illustrate the likely visual impact on the listed barn and farm house from that viewpoint.

My understanding is that a finding of harm to a heritage asset is a consideration to which the decision maker must give considerable importance and weight in carrying out the balancing exercise, in accordance with S66(1) of the Listed Buildings Act 1990.



When giving consideration to any of the proposals on this very sensitive site, will you please bear in mind the need to protect the green spaces and hedgerows with fencing perhaps metal fencing, which would be in keeping with the existing sections of the historic fencing as shown below or low hedging.



The lack of foresight when the permission was granted for the Taylors Close development in Yapton to protect the green spaces against off road parking has resulted in this.



The estate has many notices as shown below, but they are clearly not having any effect.



How tragic would it be if this remaining historic entrance to the village ended up looking like that.

The inclusion of Bonhams Field within the Built Up Area Boundary of the Arun Local Plan is extremely regrettable, and inconsistent with the built-up village boundary in the adopted Yapton Made Neighbourhood Plan.

However, Policy SD SP2 states: “Development should be focused within the Built Up Area Boundaries and will be permitted, subject to consideration against other policies of this Local Plan.”

Therefore all planning policies in the adopted Arun Local Plan and the Yapton Made Neighbourhood Plan must be taken into account, and there is no automatic in-principle support for residential permissions just because they fall within the designated Built Up boundaries.

The Council recently agreed to halt production of the Non-Strategic Site Allocations Development Plan Document, while a formal review is undertaken into all Local Plan Development Management policies. This means there is no current formal plan designation of Bonhams Field as a non-strategic housing site.

Arun Local Plan acknowledges that many of Arun's roads are already very congested, such as the B2233 through Yapton, and that the pressure on the local road network is likely to increase with further population growth and new development. The text says that new development needs to be carefully sited so that it minimises additional car traffic, by providing development in sustainable locations where there is access to regular and reliable public transport (paras 3.42 and 3.43).

In conclusion, this proposed development fails to comply with Policies HER SP1, HER DM1 and HER DM3 of the Arun Local Plan which says that development likely to prejudice heritage assets, and their settings, including important views "will be refused". The proposed development also fails to comply with Policy E8 of the Yapton Made Development Plan. I would, therefore, urge the Council to refuse this planning application.

Angela Broughton