

Ronnie McGregor

From: Simon Davis
Sent: 18 September 2018 11:38
To: Planning Scanning
Subject: FW: FP/171/18/PL

Application correspondence

From: James Potter [REDACTED]
Sent: 18 September 2018 11:32
To: Simon Davis; Planning JPA
Subject: RE: FP/171/18/PL

Hi Simon,

Following our conversation I would just like to confirm there is a drainage expert in the Parish council and this was the reason there seemed to be a slight friction amongst the Parish council with regards to the drainage solution. The expert explained to everybody there would have to be a solution for the drainage and that the others could not refuse the application on this basis as there would be experts confirming this all worked and it could not be a guess.

I hope this helped.

Any questions at any stage please give me a call.

Kind regards,

James

James Potter
Director

James Potter Associates Ltd
Architectural design

[REDACTED]
W: www.jpda.design

On 18 September 2018 at 11:06:43, Simon Davis (simon.davis@arun.gov.uk) wrote:

Dear Pete,

I do not believe that the Parish Council have any drainage or utilities expertise but I also do not know the background of the individual councillors.

If you do not believe these to be planning issues or are otherwise covered by other responses then if you could at least put in a headed letter responding to each point/concern in turn then I will have something that I can go back to the Parish Council with.

Kind Regards

Simon J.Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

September 12th 2018

Dear Sirs

Clays Farm North End Road Yapton
Planning Ref Y/62/18/OUT

1. Introduction

Yapton Parish Council (YPC) has given much consideration to the above outline planning application for 33 residential units at Clays Farm North End Road and believe that this application is both a departure from the Development Plan and is premature to the Non-strategic Housing Delivery Policy stated in the recently adopted ALP 2011-2031.

The Council will work closely with Town and Parish Councils to ensure that Small Site allocations are appropriately and sustainably located, taking into account all evidence available. ALP 12.1.11

This application also pre-empts and is premature to the work Yapton is implementing in relation to updating its made 2014 YNP.

YPC also note ADC's request to all landowners with parcels of land along this section of Yapton's western boundary to

' I therefore request that you get together with fellow landowners/developer in order to prepare a Masterplan to cover proposed residential development on land between Bonhams Field (Y/1/17/OUT) at the southern end of North End Road and Land at Street Buildings (Y/49/17/OUT) close to the junction with Maypole Lane at the northern end.' ADC letter from Michael Eastham dated 31/10/2017 ref Y/49/17/OUT

This request would appear to have been ignored and contrary to the ADC's own ALP in so much as dialogue was requested with landowners and not the Parish in question; thus pre-empting any dialogue with YPC in relation to ADC's own adopted policy relating to Non Strategic Small Sites policy 12.1.7, 12.1.10 and 12.1.11

Yapton has a large amount of potential small HELAAS and a newly designated Small Strategic Housing Site which the Community must be allowed to consider and decide how they wish to see their Parish grow in tandem with the Housing Delivery Policy within the ALP 2011-2031. ADC have only recently suggested a methodology for allocating updated housing numbers for Parishes, again deeming the application as premature.

YPC would respectfully request that this application be withdrawn until such time as YPC and ADC with the Parish's Community can properly consider the impact of additional housing stock on the village's facilities, infrastructure and landscape. These are all elements for consideration in the updating of the YNP and that of ADC own proposed DPD proposed methodology.

Yapton Parish Council Objection to Clays Farm North End Road Yapton Planning
Ref Y/62/18/OUT September 12th 2018

2. Location and Character of the Site

The site is situated on the western outskirts of the village. It lies outside the villages' BUAB as designated within the newly adopted ALP 2011-2031.

This parcel of land is key to informing the rural identity of this historic part of Yapton. It is a now vital 'green space' which needs to be assessed with strategic long term vision as suggested by ADC via its request for a Master plan and further reiterated in the ALP in the treatment of non-strategic sites via a comprehensive DPD.

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 newly adopted ALP 2011- 2031. It disregards the made YNP along with YPC's commitment to updating this document considering ADC's drive to allocate additional Non-strategic housing sites in conjunction with Communities.

The site lies outside of the existing built-up areas as defined in the ALP. The applicant has not allowed for full and meaningful community engagement as stated in ALP 2011-2031 Chapter 12 Housing delivery

'The Council will work closely with Town and Parish Councils to ensure that Small Site allocations are appropriately and sustainably located, taking into account all evidence available.'

The applicant has failed to engage with both Yapton residents and YPC.

The applicant seems to rely heavily on the outcomes of the HELAA which YPC caution should be regarded as an informative not as a policy document as inferred by the applicant.

Furthermore, as already stated, policy relating to H SP1 and SD SP2, have been totally disregarded especially the spirit of Community engagement for non Strategic Housing Sites such as this proposal:

Policy H SP1 The Housing Requirement Within the plan period 2011 – 2031 at least 20,000 new homes will be accommodated in the District.

Additional non-strategic allocations will be made across the District through emerging Neighbourhood Plans or reviews of made Neighbourhood Plans. On adoption of the Local Plan the Council will assess progress on Neighbourhood Plans and immediately commence the production of a Non-Strategic Site Allocations DPD for those areas of the District which will not be covered by, or committed to the preparation of, an up-to date Neighbourhood Plan.

3.1 Yapton Neighbourhood Plan (YPN)

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.

YPC would again request that its Community is given the opportunity to consider this site through the updating of its NP thus embracing Localism and the key principles of the ALP Housing Delivery Policy and the NP process.

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. Additional housing mid to long term allocations must be considered through the updated YNP process or any alternative promoted by ADC as stated within policy H SP1. ADC's recently issued methodology and suggested Parish housing allocations of 26th July 2018 would also seem to support this approach.

The ALP 2011-2031 has designated one small (500 unit) Strategic Housing Sites within Yapton Parish SD7 - Land South of Tack Lee Road and east of Drove Lane. Along with site SD7 a further 450+ residential units have been granted outline planning permission in the Parish of Yapton – an accumulative total of 950+ units.

Yapton's Community must be allowed to consider and decide how they wish to see their Parish grow as promoted with the newly adopted ALP 2011-2031. This application is premature to this process and consultation. It must be deferred until such time that all options for growth within the Parish have been considered in meeting ADC's non-strategic housing site need.

5. The Proposal

5.1 Layout

The scheme is presented as an isolated site with no indication as to how it might relate to adjoining sites. It ignores ADC's request for a Masterplan and fails to demonstrate how it forms part of a comprehensive and holistic approach to this part of Yapton. It should be noted that this parcel of land is key to underpinning a truly linked and positive extension to Yapton's western BUAB and must be considered as such via the updated YNP or a DPD for the whole area.

**Yapton Parish Council Objection to Clays Farm North End Road Yapton Planning
Ref Y/62/18/OUT September 12th 2018**

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 Stakers Farm where clear detail for roads, greenspace and type of unit 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 both existing traffic flows and regular Primary School parking and traffic. WSCC Highways have highlighted concerns on other proposed housing sites along North End Road in terms of accumulated traffic.

YPC would request traffic to be encouraged to approach the site as a one way system to lessen the traffic movements within this section of North End Road. A traffic flow of entering the site via North End road and exiting via Maypole Lane may help alleviate congestion but again needs clear thought via a Masterplan or DPD.

YPC acknowledge that there are suggested links to adjoining land but no detail as to what these links are or their proposed routing as part of a Masterplan. YPC must have sight of how these links will enable a new network of 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 promoting a healthy environment.

5.3 Social

It is acknowledged that Yapton Primary School is oversubscribed and new classroom space is needed to support any future housing in the village. It is also acknowledged that the medical provision in the village has reached capacity with the most likely solution being a new centre within the Ford Strategic Housing Site.

YPC fail to see how this development can enhance the existing community until these shortfalls are overcome and proper future provision accounted. YPC would also highlight that with the accumulative impact of current proposed housing in the Parish the need for an additional community building to support family groups and classes, religious gatherings and clubs, library facility and general start-up business hub is required. The current Yapton and Ford village Hall and Scout Hut buildings are near to capacity for use leaving village groups and clubs no alternative but to seek accommodation outside of the Parish which simply erodes the Community's sense of place and identity. YPC request that this be addressed via the planning system.

5.4 Water Treatment Capacity

Southern Water, in recent nearby applications have stated that they have reservations as to whether there is adequate water treatment capacity for additional housing in the area. Until a proper solution has been put in place by SW YPC would ask that this is fully investigated prior to any decisions being made on this application.

**Yapton Parish Council Objection to Clays Farm North End Road Yapton Planning
Ref Y/62/18/OUT September 12th 2018**

6. Conclusion

Yapton Parish Council 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 both the Environmental and Social Benefits of this scheme. YPC are of the view that the social benefits are deficient considering the school being at full capacity and medical facilities full. There are no comprehensive proposed improvements to sustainable transport or indeed additional open space to promote healthy living and well-being.

YPC strongly support ADCs request for sites such as this to be considered via either an updated YNP, a process that has commenced, or ADC's own suggested DPDs. In either case YPC support ADCs drive for a comprehensive Masterplan for this area and believe that any proposal in this section of Yapton must be deferred or withdrawn until such a Masterplan has been agreed with landowners, ADC, Yapton Parish Council and its Community.

Yours sincerely

Andrew Gardiner

Andrew Gardiner
Clerk to Yapton Parish Council

**Yapton Parish Council Objection to Clays Farm North End Road Yapton Planning
Ref Y/62/18/OUT September 12th 2018**