

[REDACTED]

From: Nicola Spencer on behalf of Planning.Responses
Sent: 07 April 2022 17:32
To: Planning Scanning
Subject: FW: Yapton Parish Council Response to Planning Application Ref: Y/10/22/PL
Attachments: Land South of Ford Lane additional 15 units APRIL 2022.pdf

[REDACTED]

Nicola Spencer
Technical Support Manager,
Planning Services



[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Yapton Parish Council Clerk [REDACTED]
Sent: 07 April 2022 12:03
To: Simon Davis [REDACTED]
Cc: Planning.Responses [REDACTED]
Subject: Yapton Parish Council Response to Planning Application Ref: Y/10/22/PL

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Simon,

I attach the full Yapton Parish Council Response to Planning Application Ref: Y/10/22/PL which is too large to be submitted through the online portal. Please can you arrange for it be uploaded to the relevant page.

I have submitted our objection through the Planning Portal and included the Conclusion with a reference to the full document being shown separately on the site.

Many thanks for your assistance in this matter.

Regards

Andrew

Andrew Gardiner
Clerk to Yapton Parish Council

[REDACTED]

I AM CURRENTLY WORKING FROM HOME
Office hours are 9.30am – 12.30pm on Mondays, Wednesdays and Fridays

[REDACTED]

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Y/10/22/PL

Land to the south of Ford Lane and east of North End Road Yapton BN18 0DS

Erection of 15 No dwellings (including 4 No affordable units) with associated access, parking, landscaping, drainage and public open space (additional units to those approved under application Y/123/21/PL). This application may affect the setting of a listed building, affects the character & appearance of the Church Lane Conservation area, affects a Public Right of Way and is in CIL Zone 2 and is CIL Liable as new dwellings.

Yapton Parish Council (YPC) has given careful consideration to the above application for an additional 15 dwellings at land south of Ford Lane north of Church Road, Yapton and strongly object to the erosion of consented Parkland/amenity space.

Yapton Parish Council is deeply concerned that this proposal will set a dangerous precedent for future consented housing schemes throughout the District. The introduction of additional housing within the consented designated Parkland is a direct contradiction to the thread of the design of the overall residential masterplan. It is also a blatant disregard for all the hard work and goodwill that the Parish has shown with working with the applicant, Redrow, to ensure that this sensitive and controversial site is developed with our community's acceptance, as finally set out through the appeal system.

This new application for an additional 15 dwellings will erode the principles of the existing consented scheme on two fronts.

- The application will significantly reduce the required open space specification
- The application disregards the clearly stated no more than 100 dwellings requirement, a thread that has run through the planning history of the consented site and accepted in Y/82/20/RES.

YPC strongly object to this application on the following grounds:

1. Location and Character of the Site

The site lies to north of the conservation area and setting of Grade 1 listed St Mary's Church and to the south of the new housing area.

The land forms part of the current consented scheme for 100 dwellings and together with 1.1ha of land set aside for public open space, strategic landscaping, 2.2ha of public open space, green corridors with vehicular access from Ford Lane & pedestrian/cycle access only from North End Road. This application will result in the loss of land currently consented for public open space within the existing approved scheme in favour of 15 dwellings.

The Parish Council has grave concerns that this application will set a dangerous precedent for developers to build on designated "public open space" within approved schemes. Such action will undermine every Community's trust in the planning process and the community engagement process.

YPC has had numerous meetings with the applicant regarding the design of the public open space, drainage solutions and LEAP consented in this area. Throughout, YPC has continued to insist that the open space is reflective of Yapton's historic quarter's rural character and the

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need for improved biodiversity and access to both formal and informal open space for the whole community.

YPC remain strongly of the view that this parcel of land must remain part of this rural setting as designated in the original consented application.

2. Planning

YPC would reiterate the planning history of this whole site and conclusions drawn by Planning Inspectors and the District Council that the site must be low density and have substantial buffers to the south with Public open space and parkland.

The final appeal clearly set out that this plot of land must reflect and enhance the rural setting of the area and its backdrop of both Conservation area and Grade 1 listed St Mary's Church. Redrow's own Design response produced by Terence O'Rourke (Ref 161839_TJ 22/06/2020) supporting the original application, clearly sets out the importance of the green Parkland to the south of the site.

YPC note conditions within the Inspector's appeal decision notice APP/C3810/W/17/3170059) namely:

The appeal is allowed and planning permission is granted for 4.5 hectares of residential development comprising 3.4 hectares of land for up to 100 dwellings (up to 30 (30%) affordable housing) together with 1.1 hectares of land set aside for public open space and strategic landscaping and 2.2 hectares of public open space and green corridors. The key principle to allowing this development was to ensure that the scheme retained a substantial green lung, corridors, and parkland. The Parkland being the southern landscaped area as set out by your own report.

Condition 17 is necessary to protect the ecological interest of the site and to enhance biodiversity.the terms of the application clearly specify that the development is up to 100 dwellings and so this number could not be exceeded,....

The applicant in their "Design Response" document for the scheme of 100 homes states they "prepare all layouts to achieve the highest design quality" and confirmed the original design with 2.2ha of public open space and a green corridor of 1.1ha met those requirements. The importance of this green buffer was reinforced by Redrow's Heritage advisors (Terence O'Rourke) who wrote on 22nd June 2020 to Craige Burden (head of planning at Redrow - a listed document on application Y/82/20/RES) that "the (original) detailed proposals as presented in the reserved matters application preserve the qualities of the site that are of value to the designated heritage assets to the south on the edge of the historic centre of Yapton. For St Mary's Church, the appreciation of the church in its rural setting on the edge of the modern village is preserved as part of the framework of landscaped open spaces within the development".

The applicant clearly contradicts these principles.

3. Housing Need

YPC, whilst acknowledging Arun District Council's shortfall in meeting its 5 year housing supply, it is of the view that on a local level, Yapton has contributed positively to ADC's housing requirement. Further additional housing in the Parish will now have a significant and detrimental impact on the Parish's facilities and existing infrastructure. The speed of growth over the last 5 years within the village has not been met by improvement and upgrade of community facilities appropriate to a village that has seen its housing baseline double in size.

YPC have regularly commented on the need for new bungalows to be added to the Parish's housing stock. Bungalows enable older residents to downsize to appropriate new housing and accelerate the release of existing larger family homes within the Parish ensuring a sustainable solution to genuine local housing need.

4. Layout

The proposal would significantly reduce the consented public open space/green within the existing consented scheme.

The proposal is very much a bolt-on of 15 houses lacking any relationship or indeed connectively with the overall masterplan for the larger consented scheme. The 15 units are disconnected from the main scheme but fail to sit as a cohesive isolated housing proposal.

The applicant justifies the proposal as being a replacement for a small pumping station. YPC note that the pumping station consent required the small building to be built at a lower level to reduce its visual impact on the conservation area due to the site level difference between this parcel of land and the conservation area and church. The northern edge of the Yapton Church Road conservation area sits at a lower level (1 – 1.5 m) to the subject site. The level difference can be seen with the new housing currently being built. The proposed additional housing will be much closer, and more imposing/ intrusive looking directly towards the conservation area as a result.

YPC note that the remaining area of POS will be a LEAP and large portion of the remaining space will be an attenuation pond. YPC has continually objected to play areas for younger children being located close to water. The proposed solution of substantial fencing around the leap merely urbanises an area that should be reflecting an historic rural space bordering a conservation area. Both uses also remove any informal open space and its resultant biodiversity that the current consented scheme will provide.

YPC has grave concerns that the proposed layout will greatly reduce the environmental attributes that the current consented scheme will contribute to the sustainability credentials of the consented scheme's masterplan and legacy to the community.

5. Highways

YPC note Highway England's requirement that new housing within Yapton and surrounding areas cannot take place until the A27/Yapton Lane right turn lane mitigation is complete and

open to use. YPC would therefore expect all Highway improvements in place and open prior to any further development in Yapton.

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

YPC believe that the benefit of the additional 15 dwellings proposed for this site is significantly outweighed by the detrimental impact they will have on the environment and in terms of biodiversity. The loss of open space will also have a significant detrimental impact on the adjoining conservation area and setting of the grade 1 listed church, St Marys.

This proposal erodes all goodwill with the applicant and the Parish and its community. It simply displays a failure by the applicant to understand the importance of the southern Parkland within its current development and its relationship with both the conservation area and Grade 1 listed St Mary's Church setting.

YPC therefore request that this application is refused planning permission.