

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 April 2021 10:18
To: Planning Scanning
Subject: FW: Y/18/21/RES - Clays Farm, North End Road, Yapton
Attachments: Clays Farm objection 8.4.21 FINAL.pdf

Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

Amanda Scholes

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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 08 April 2021 16:16
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Y/18/21/RES - Clays Farm, North End Road, Yapton

Objection Letter

From: Rob Riding <[REDACTED]>
Sent: 08 April 2021 14:20
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Tilly Whishaw <[REDACTED]>
Subject: Y/18/21/RES - Clays Farm, North End Road, Yapton

Dear Mr Davis,

Please find attached a letter of objection submitted on behalf of our client, Redrow Homes Limited, in respect of the above reserved matters application. I trust that the points raised will be taken into account in the consideration of the application.

Regards,

Rob Riding

Principal Planner

Pegasus Group

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RDR/P19-0575PL

8th April 2021

Mr S Davis
Planning Department
Arun District council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Dear Mr Davis,

Town and Country Planning Act 1990
Reserved matters application Y/18/21/RES for 33no. residential units, access, landscaping and associated works at
Clays Farm, North End Road, Yapton

Pegasus Group are instructed by our client, Redrow Homes Limited, to review the current reserved matters application submitted by Aster Communities ("the Applicant") for 33no. residential properties on land at Clays Farm, North End Road, Yapton ("the application site").

Background

Reserved matters application Y/18/21/RES was received by Arun District Council ("the LPA") on 16th February 2021 and validated on 3rd March 2021 and seeks the approval of reserved matters pursuant to outline planning permission Y/62/18/OUT. Approval is sought for appearance, landscaping, layout and scale ("the reserved matters").

Redrow Homes has an active interest in the settlement of Yapton with extant permissions for the development of 145 new homes – 100 homes on land to the south of Ford Lane and west of North End Road (application ref: Y/82/20/RES – hereafter referred to as "the Ford Lane site") and 45 homes to the east of North End Road and south of Maypole Lane (application ref: Y/39/20/RES – hereafter referred to as "the North End Road site"). The application site for the aforementioned Reserved Matters application immediately adjoins the southern boundary of the latter site.

Accordingly, Redrow Homes has an interest in any development within the surrounding area which may impact on their interests and the successful delivery of the new developments in Yapton for which they are contributing the largest number of new homes of any developer.

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Grounds of objection

Having reviewed the application drawings and documents, Redrow Homes wishes to **object** to the reserved matters application on the following grounds:

1. Positioning of the sub-station

The application site will be accessed off North End Road running along the southern boundary of the site. The view into the site off North End Road will however terminate with the proposed sub-station. This is a poor design solution for the main arrival point into the site and would obscure views of the public open space (POS) beyond. The Applicant should look to relocate the sub-station to an alternative location within the site.

2. Layout and POS

The proposed layout of the development includes a large area of POS to the southern part of the site. The POS is however fronted by Plots 6 and 7 in an awkward relationship by reason of their orientation and then a large expanse of brick boundary wall 1.8m high running from Plot 6 to Plot 1. This is demonstrated by the Street Scenes drawing submitted with the application. The Applicant should therefore consider an alternative design solution for this part of the site to achieve a much more positive and attractive environment in what would be a key public part of the site.

3. Landscape buffer

The layout of the proposed development proposes a landscape buffer along the northern boundary of the site to the side of Plot 12 and rear of Plots 13 to 22. The landscape buffer however does not form part of the curtilages of these properties with it being separated by a 1.8m close boarded fence along their boundaries. It is instead proposed as a general meadow area on the landscaping details provided.

It is considered the landscape buffer as proposed serves no useful purpose as useable open space and the enclosed strip of land could lead to issues of anti-social behaviour, unauthorised vehicle access, dumping of unwanted paraphernalia or grass cuttings, etc. In turn leading to a potential nuisance for the future occupiers of the dwellings along this boundary in both the application site and the North End Road site.

The same point on purpose applies to the landscape buffer to the rear of Plots 7 to 12 albeit this boundary of the site does not adjoin any residential properties.

4. Drainage strategy

The consultation response from the LLFA highlights, as indicated by the ADC Drainage Engineer, that winter groundwater monitoring should be carried out to assess how and where infiltration will be incorporated into the surface water drainage designs. No such details have been submitted with the application.

Redrow Homes were required to submit such details with their reserved matters applications for both the Ford Lane and North End Road sites. Until such time, taking the approach of the Drainage Engineer, it cannot be reasonably concluded that the drainage strategy for the site has been fully considered at this stage. A consistent approach should be taken for all other sites within Yapton, including the application

site, and the application should not be determined until such details have been provided. Indeed, this was a reason for refusal of the first reserved matters application at the Ford Lane site (application ref: Y/19/20/RES) where the LPA considered that:

"Insufficient surface water drainage details have been submitted to fully determine the viability of the proposed surface water drainage scheme, which is incorporated into the proposed layout plan (Drawing No. 042 Rev. D). The development is contrary to Policy W DM3 of the Local Plan and Policy E11 of the Yapton Neighbourhood Plan and the National Planning Policy Framework, as the layout as proposed could lead to flooding on the site and the surrounding area, which would be unacceptable."

Redrow Homes is simply requesting that if they were required to demonstrate this in their application submissions then it is only fair that other developers are treated in a fair and consistent manner. Whether or not drainage is a reserved matter is a separate point and the LPA will be aware of the position of Redrow Homes on this matter through their deliberations on the applications for the Ford Lane and North End Road sites. The issue here is consistency in the decision-making process, otherwise Redrow Homes would have been treated unfairly in the planning process for no apparent reason.

5. Footpath connection to northern boundary

As part of the Reserved Matters approval secured by Redrow Homes for their North End Road site, a footpath connection is provided to its southern boundary with the application site (see drawing ref: 059 Rev B of Y/39/20/RES). From the drawings submitted with this application it is not clear whether the proposed connection would correspond at the appropriate point on the boundary with our clients approved footpath link. The Applicant should therefore submit an additional drawing to confirm for the avoidance of doubt. Failure to do so would cast doubt on whether the proposed development would integrate with our clients site to provide the necessary permeability across the sites.

6. Public Right of Way

An existing Public Right of Way (PRoW) connects to the south-western corner of the site and then runs along the southern boundary within the application site. The indicative layout plan submitted as part of the outline planning application for the site (application ref: Y/62/18/OUT) showed a connection to the existing PRoW but the layout proposed in the current application shows no connection. The development as proposed therefore fails to integrate with the existing PRoW network in the area and should be amended to allow continued connectivity to the wider area.

7. Pedestrian access to North End Road

It is noted that Sustrans and The Bognor Regis Cycle Forum has objected to the application on the grounds of, inter alia:

"...there is no attempt to have a safe segregated shared use path separate from the access road, leading down towards North End Road..."

While the Highways Authority has requested that:

"A detailed plan showing the section of access road from North End Road up to the start of the internal site layout. Please also provided the Road Safety Audit carried out for that section of road. This is required to show how it and the internal layout are proposed to work together."

Our client concurs with these views. On both of their sites in Yapton, integration and permeability of their sites, particularly for pedestrians, has been an integral feature of their design. While footpath connections to developments north and south of the site will be provided, it is not clear from the details submitted how pedestrian friendly the main access road to the site from North End Road would be and should be reconsidered to make it a safer route for pedestrians to traverse. Particularly given that any future residents of the new development (some of which may have small children), and residents of the Redrow Homes developments and other homes in the village, may walk along this route to and from the primary school and/or other parts of the village. At the very least it should be demonstrated by the Applicant how the access road can be safely used by all users.

Summary

Redrow Homes has an active and ongoing interest in the development of the settlement by delivering a significant level of much needed housing. They are concerned that the application in its current form has not been appropriately designed. At the very latest the Applicant should be required to submit further information to address these concerns. Failure to do so would warrant refusal of the application. Redrow Homes reserves the right to submit further representations upon the submission of any additional information submitted by the Applicant.

I trust that the above is clear, but should you require any further clarification or wish to discuss, please do not hesitate to contact me.

Yours sincerely,



Rob Riding
Principal Planner



Encs.