

Statement of Community Involvement.

Land at Stakers Farm, Yapton.

June 2017



ECE Planning

Project Name: Land at Stakers Farm, Yapton

Location Land at Stakers Farm, North End Road, Yapton.

Client: Granite Gate Ltd

File Reference: P1401

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PL1	09.05.2017	R Hoad	S Sykes	Initial Draft
PL2	10.05.2017	R Hoad	S Sykes	Client Issue
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1. Introduction

- 1.1. This Statement of Community Involvement (SCI) accompanies an Outline Planning Application for 70 no. residential dwellings including 30% affordable, public open space and associated landscaping. All matters to be reserved apart from Access at Land at Stakers Farm, North End Road, Yapton. This SCI details the pre-application and public consultation undertaken by ECE Planning, ECE Architecture and Granite Gate Ltd, and should be read in conjunction with the other accompanying documents submitted with the outline planning application.
- 1.2. The SCI has been prepared in accordance with the advice from Arun District Council (ADC) which encourages landowners, developers and others submitting planning applications to engage with the local community at pre-application stage, and to canvas views on proposals.
- 1.3. The National Planning Policy Framework (NPPF) was published on 27th March 2012. It replaces all previous Planning Policy Guidance Notes, Planning Policy Statements and various statements of policy in letters to chief planning officers. The NPPF continues to place emphasis on pre-application engagement with local authorities, other parties and the local community. The NPPF states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community (Paragraph 188).
- 1.4. In this regard, ECE Planning undertook the following consultation activities:
 - On 13th April, emails went out to Councillors, stakeholders and interested groups to inform them of the consultation event;
 - On 20th April, ECE Planning erected 7 posters in close vicinity of the site, to inform residents/passers-by of the consultation event;
 - Consulted with local residents and Councillors by holding a public exhibition event on 2nd May 2017;
- 1.5. A public exhibition event was used to present initial draft designs and layout options for the site (shown in **Appendix A**) and to receive feedback from the local community, including residents and councillors, to gauge levels of support and areas of concern.
- 1.6. The scope of this consultation exercise was to inform the local residents, stakeholders and Arun District Councillors about the development plans and to seek public feedback on them. The exercise complemented the consultation undertaken by other members of the project team who were liaising with technical consultees.

2. Executive Summary

- 2.1. The consultation strategy sought to involve a wide range of interested parties. The target groups for engagement included:
- **Local residents**
 - **Arun District Councillors**
 - **Stakeholders and interested parties in close proximity to the site.**
- 2.2. On 13th April 2017, Arun District Councillors were invited to attend a public exhibition at the Club Room, Yapton Village Hall, BN18 0ET to be informed of the proposed residential development at Land at Stakers Farm, North End Road, Yapton.
- 2.3. The exhibition was publicised on 20th April through 7 posters (see **Appendix B**) which were placed in prominent locations around the site (leaflet drop location can be seen at **Appendix D**). District Councillors were informed of the exhibition by email on 13th April.
- 2.4. All attendees were invited to sign the attendance book and record their comments by filling out a comments and feedback form. In total, 16 attendees completed the form. Feedback from the exhibition is summarised in Section 6.
- 2.5. The public consultation raised a number of interesting points which Granite Gate Ltd has taken into consideration. The main concerns raised have been summarised in Section 6.

3. Policy Context

3.1. A core part of the National Planning Policy Framework (NPPF), which was published on 27th March 2012, is to encourage community involvement in the planning process. In the Ministerial Statement at the start of the document, the Minister for Planning specifically highlights the importance of public involvement:

- *“In order to fulfil its purpose of helping achieve sustainable development, planning must not simply be about scrutiny. Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.*
- *This should be a collective enterprise. Yet, in recent years, planning has tended to exclude, rather than to include, people and communities. In part, this has been a result of targets being imposed, and decisions taken, by bodies remote from them. Dismantling the unaccountable regional apparatus and introducing neighbourhood planning addresses this.*
- *In part, people have been put off from getting involved because planning policy itself has become so elaborate and forbidding - the preserve of specialists, rather than people in communities.*
- *This National Planning Policy Framework changes that. By replacing over a thousand pages of national policy with around fifty, written simply and clearly, we are allowing people and communities back into planning.”*

3.2. The NPPF encourages applicants to engage in pre-application consultation with the local community. In paragraphs 188-191, the NPPF states:

- *“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.*
- *Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications.*
- *The more issues that can be resolved at pre-application stage, the greater the benefits.”*

3.3. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.

3.4. The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to a particular development and whether it will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.

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- 3.5. Significantly, the NPPF also emphasises the need for planning to take into account the needs of business and calls on local planning authorities to “*work closely with the business community to understand their changing needs and identify and address barriers to investment, including a lack of housing, infrastructure or viability*” (para 160).

4. Public Consultation

- 4.1. A public exhibition was held at the Club Room, Yapton Village Hall, BN18 0ET on Tuesday 2nd May 2017 between 3pm and 7pm, to present the plans of the proposed development at Land at Stakers Farm. Three display boards were prepared for the exhibition by ECE Architecture, which presented all relevant information required to understand the scheme. These boards are displayed at **Appendix A**.
- 4.2. A total of 7 posters were erected in close vicinity of the site and District Councillors, stakeholders and interested groups were informed of the event via email on 13th April.

5. Public Consultation Feedback and Analysis

5.1. All attendees were invited to record their comments by filling out a comments and feedback form (**Appendix C**). In total, 16 attendees completed and returned the form.

5.2. The following responses were received:

5.3. Q1 – Do you think Yaptan can sustain any new housing development?

Response	No. of times raised	Percentage
Yes	3	18.75%
No	10	62.50%
Maybe	1	6.25%
No response received	2	12.5%

5.4. In total, 25% of respondents supported the idea that the proposals for the residential redevelopment of the site, with 6.25% of these supporting the idea with reservations. 62.50% of the respondents did not support the proposals and 12.5% did not answer this question.

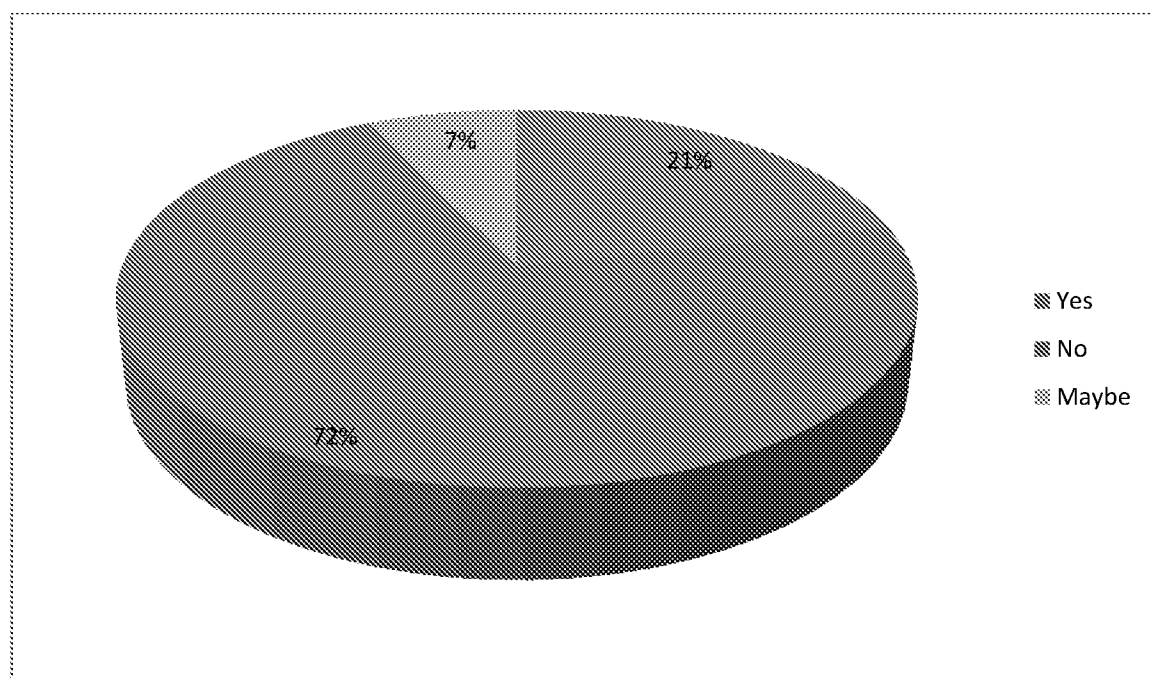


Figure 1 - Pie Chart to show results for Q1

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5.5. **Q2 – If you answered yes or may to Question 1 above, how much housing development do you believe Yapton can sustain?**

5.6. The responses to Question 2 have been summarised depending on what they answered to Question 1; please see table below.

People who did not answer Q1:	People who replied 'Yes' to Q1:	People who replied 'Maybe' to Q1:	People who replied 'No' to Q1:
The site is not an allocated site in Arun District Council's Plan or Yapton Parish Council's Neighbourhood Plan	- In accordance with the Neighbourhood Plan - No more housing than what is on the proposed outline plan in these proposals - Maximum of 400 new homes	Accept that Yapton has to accept additional housing and this should be done strategically	- No housing at this site - Already enough housing in Yapton

5.7. **Q3 - Is the proposed location for development preferable to other sites around Yapton?**

Response	No. of times raised	Percentage
Yes	0	0%
No	11	68.75%
Maybe	2	12.5%
No response received	3	18.75%

5.8. In total, 12.5% agreed that this site might be a preferred development site to others around Yapton, while 68.75% did not support this idea.

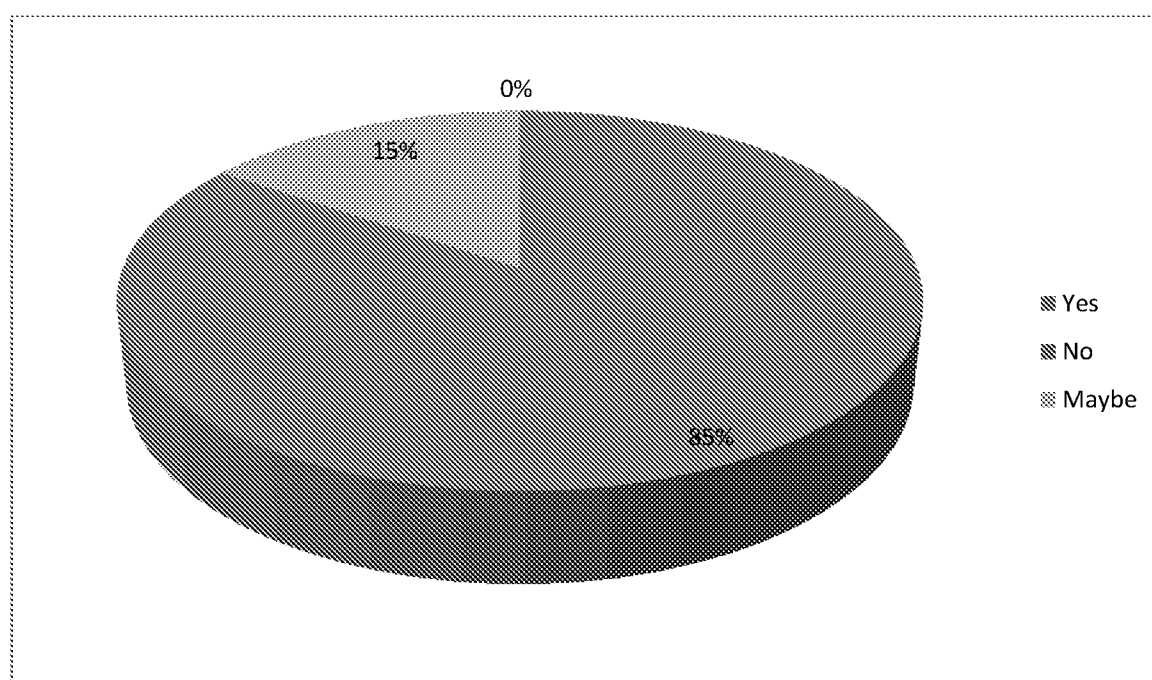


Figure 2 - Pie chart to show results for Q3

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- 5.9. Respondents were also given the option to leave comments on this question; these have been summarised in the table below depending on what they answered to Question 3;

People who did not answer Q3:	People who replied 'Maybe' to Q3:	People who replied 'No' to Q3:
Concerns raised over the access point	Depending on the look of the proposed houses and if they fit in with local architecture	- Concerns raised over the access point - Concerns over the local schools, doctors, care homes and sheltered housing - Not within the Neighbourhood Plan - Brownfield sites should be considered first

- 5.10. ***Q4 - Do you agree that the proposed gift of land to Yapton Primary School is a significant benefit of scheme?***

Response	No. of times raised	Percentage
Yes	4	25%
No	9	56.25%
Maybe	2	12.5%
No response received	1	6.25%

- 5.11. In total, 25% fully supported the idea that the proposed gift of land to Yapton Primary School would be a significant benefit to the scheme and a further 12.5% maybe supported the idea. 56.25% did not support the idea and 6.25% did not respond to this question.

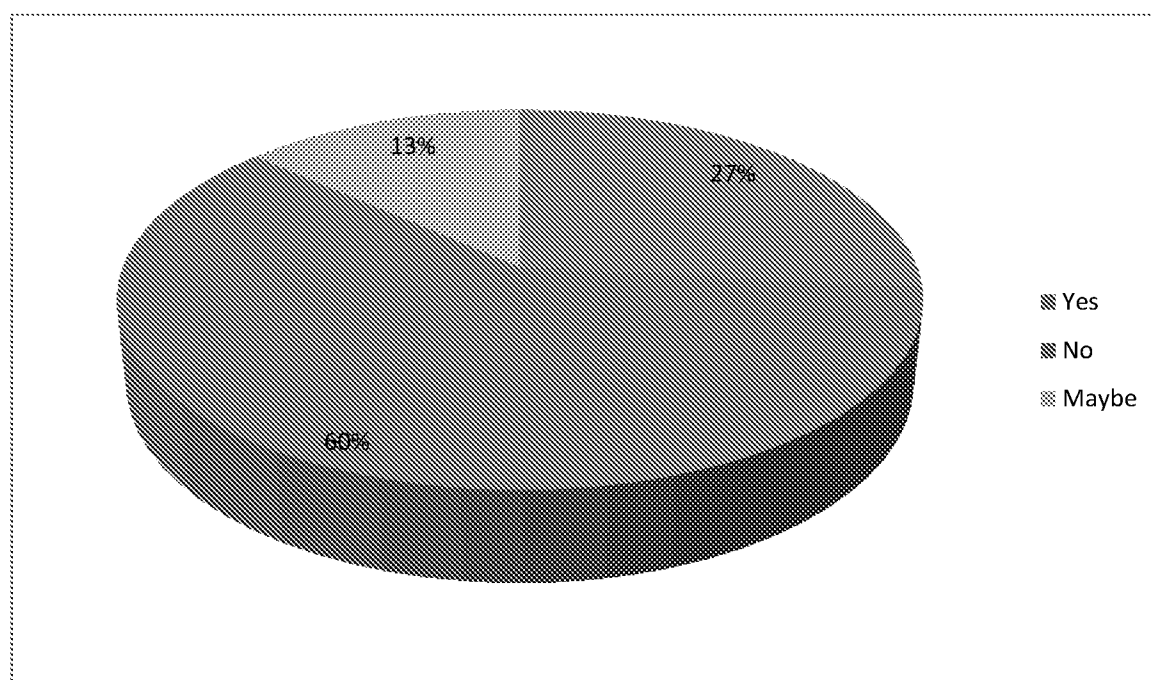


Figure 3 - Pie Chart to show results for Q4

- 5.12. Respondents were also given the option to leave comments on this question; these have been summarised in the table below depending on what they answered to Question 4;

People who replied 'Maybe' to Q4:	People who replied 'No' to Q4:
Concerns over off road parking	- The school already has a field - More parking is required - Concern over public transport - School would benefit from field but full discussions need to be had with school. - Acknowledges that the field would be of benefit

5.13. Q5 - Do you consider the proposed layout to be appropriate?

Response	No. of times raised	Percentage
Yes	0	0%
No	12	75%
Maybe	1	6.25%
No response received	3	18.75%

- 5.14. In total, 75% did not think the proposed layout was appropriate and a further 18.75% did not respond to this question. However, 6.25% thought that the proposed layout may be appropriate.

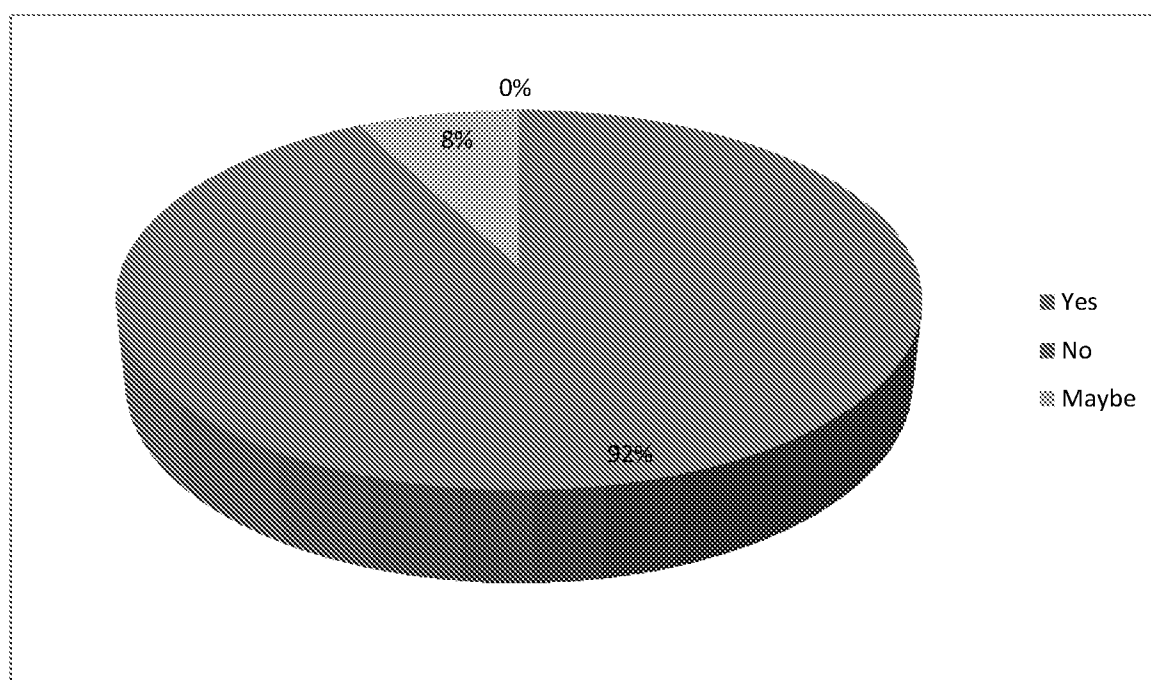


Figure 4 - Pie chart to show results for Q5

- 5.15. Respondents were also given the option to leave comments on this question; these have been summarised in the table below depending on what they answered to Question 5.

People who replied 'No' to Q5:
• Concerns raised over the quantum of development on this site. • Concerns over the access and the existing infrastructure • Concern over ecology

5.16. A range of constructive comments were received from respondents at the public exhibition, as demonstrated above. The project team have taken full consideration of these comments.

6. Conclusion

- 6.1. Granite Gate Ltd are proposing an *Outline Planning Application for 70no. residential dwellings including 30% affordable, public open space and associated landscaping. All matters to be reserved apart from Access at Land at Stakers Farm in Yapton.*
- 6.2. The exhibition enabled the development team to explain the context of the proposals to the attendees, encouraging questions and answering queries. Attendees took the opportunity to view and comment on the plans before submission of the planning application and to have the scheme explained to them in detail on a one-to-one basis.
- 6.3. A total of 16 feedback forms were received from attendees. As a result of the feedback received from the public exhibition, Granite Gate Ltd have reviewed all of the comments from the consultation and have endeavoured to respond to the issues raised by the local community where appropriate.

Appendix A – Public Exhibition Display Board

PLANNING IN THE LOCAL AREA



Reference: Y/60/14/OUT
Site: Land to the South of Ford Lane
and East of North End Road
Planning Status: Refused at appeal

Reference: Y/93/14/OUT
Site: Land North of Yapton C of E
Primary School, North End Road
Planning Status: Unimplemented outline
planning permission

PROPOSED SITE

Reference: Y/1/17/OUT
Site: Bonhams Field, Main Road
Planning Status: Outline application
yet to be determined

MAP OF LOCAL PLANNING APPLICATIONS

PROPOSED 70 DWELLINGS AT STAKES FARM, NORTH END ROAD, YAPTON

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OUR PROPOSAL

Accommodation Schedule

Affordable Dwellings (35%)

Affordable Rent

4no. 1-Bed Flats

11no. 2-Bed House

5no. 3-Bed House

1no. 4-Bed House

Open Market Dwellings

4no. 2-Bed House

38no. 3-Bed House

7no. 4-Bed House

70no. Total Dwellings

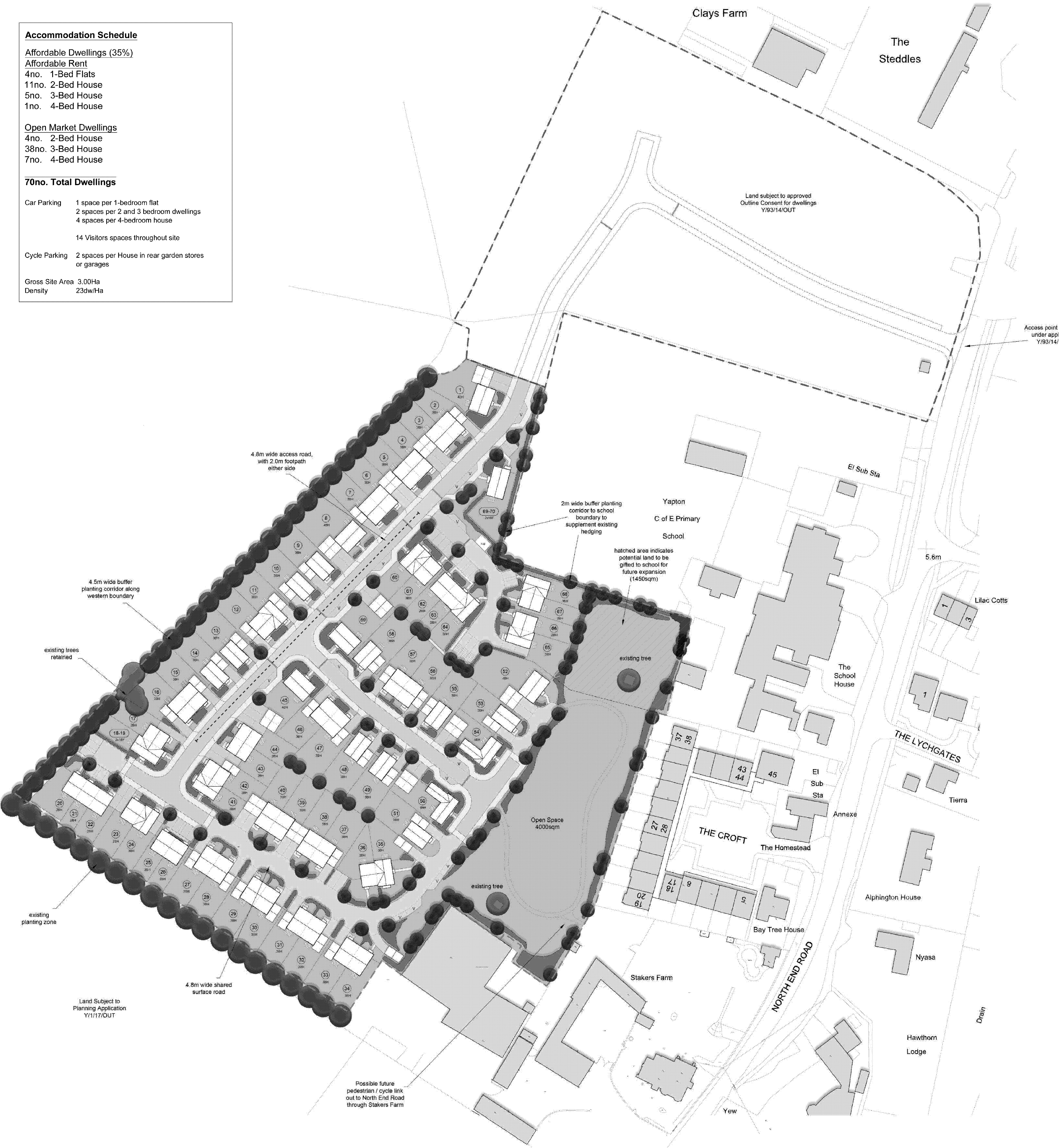
Car Parking 1 space per 1-bedroom flat
2 spaces per 2 and 3 bedroom dwellings
4 spaces per 4-bedroom house

14 Visitors spaces throughout site

Cycle Parking 2 spaces per House in rear garden stores or garages

Gross Site Area 3.00Ha

Density 23dw/Ha



PROPOSED SITE PLAN



PROPOSED STREET ELEVATION

PROPOSED 70 DWELLINGS AT STAKES FARM, NORTH END ROAD, YAPTON

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