

From: Simon Davis
Sent: 13 November 2018 10:31
To: Planning.Responses
Subject: FW: Land East of North End Road (Orchard Business Park) Planning Ref Y/49/18/PL

Second Parish Consultation Response

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

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From: [REDACTED]
Sent: 13 November 2018 10:00
To: Simon Davis
Cc: Neil Crowther; Kevin Owen; Martyn White; Rosalind Bentley; Donna Moles
Subject: Land East of North End Road (Orchard Business Park) Planning Ref Y/49/18/PL

Good Morning Simon,

Please find attached a revised and updated response to the planning application for Land East of North End Road (Orchard Business Park) - Planning Ref Y/49/18/PL. This was agreed at the meeting of the Parish Council on Monday evening.

I would be grateful if the Development Control Committee could take this into account when they consider the application at their meeting tomorrow (Wednesday).

Please acknowledge receipt of the e-mail.

Regards

Andrew

Andrew Gardiner
Clerk to Yapton Parish Council

Normal Office hours at Yapton Village Hall – Mondays, Wednesday & Thursday 9.30 a.m. – 12.30 p.m.

At all other times please email or phone 

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November 12th, 2018

Dear Sirs,

Land East of North End Road (Orchard Business Park)
Planning Ref Y/49/18/PL

Further to Yapton Parish Council's (YPC) objection dated 18th August 2018 to the above application there have been two significant changes in planning terms, impacting YPC's assessment, of this particular site.

It has been brought to YPC attention, that there was an anomaly in ADC's supporting planning informative notably the HELAA. ADC has confirmed that the land is not designated as potential employment land as interpreted by YPC. Indeed on a recent call for sites, the plot in question has been put forward as a new residential site and is currently being reviewed to form part of the updated HELAA. This being the case, YPC's objection on loss of employment land is contrary to Policy EMP DM1 no longer stands.

YPC stated the need for the Community to decide where new housing should be located as per ALP Policies H SP1 and SD SP2. ADC has now begun its Non-Strategic Site Allocations Development Plan Document (DPD) process which has a direct impact on YPC's interpretation of this application.

YPC's objection acknowledged the District need for additional housing. However, YPC was and remains strongly of the view that additional non-strategic housing sites must form part of a holistic approach to meeting housing numbers at both district and importantly, Parish level. YPC has begun its review and updating of its made Neighbourhood Plan along with engaging fully with ADC's Non-Strategic Site Allocations Development Plan Document (DPD) process.

This process ties with the ALP's 2018 adopted policy

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

Early indications suggest that Yapton Parish's housing allocation will need to increase from its historic YNP 120 unit figure by a possible additional 90 unit maximum, subject to ADC carrying out a further SA.

YPC have held various discussions with ADC's Planning Policy Team with regards to suggested Parish housing numbers and possible sites. It is recognised by ADC that the Orchards Business Park Site (10 residential units) does not contribute towards either the ALP's Housing supply numbers or indeed the currently agreed 5 year Housing Land Supply.

For these reasons' ADC recognise and agree that the proposed 10 units will positively contribute as part of Yapton Parish's non-strategic site allocations housing number currently being suggested by ADC.

This being the case, YPC will consider this application as part of the ALP's policy to accommodate additional housing through either an updated NP or the non-strategic site allocations DPD process (ALP 2018 H12.1.6) whichever is finally deemed the most appropriate route to adopt. YPC is therefore prepared to withdraw its objection to the above planning application on this basis and conditional upon the following criteria been met:

1. Traffic

YPC wish to see active promotion of a permanent safe crossing point, ideally a pelican crossing or at very least a zebra crossing, on North End Road close to the Primary School. This would enable school children from the east of the village a safe permanent means of accessing their school as well as enabling a safe crossing point for new residents in this area of the Parish to access the village facilities safely on foot. It would also encourage fewer parents to drive their children to school knowing that safe passage across North End Road is permanently in place.

2. Connectivity

YPC and its residents have a strong desire to ensure that all new developments within the Parish are connected via multi-user routes and good use of new open space or landscaped through ways. This will ensure that new development blends visually with existing and allows improved off-road connectivity for all residents throughout the village and Parish.

Such routes can be dual-purpose; as a safe route to the school thus reducing the congestion outside the school at peak times, as well as providing a much-needed green-route for all vulnerable road users thus avoiding the busy and narrow North End Road. Such a route would eventually link with all new schemes creating a green outer village BUAB multiuser non-vehicular route linking both the old with the new and ensuring safe passage to all the villages' facilities and surrounding countryside thus promoting wellbeing and healthy lifestyles whilst enhancing Yapton's rural heritage.

3. Conservation area/Design

Any scheme must reflect the village's historic core especially where this is a sensitive site being adjacent to a Conservation Area and an elevated prominent roadside plot.

4. Parish Allocation Housing Numbers

YPC expect this proposal and its housing numbers to form part of the Parish's additional housing requirement as stated earlier in this letter and as agreed with ADC's Planning Policy Team.

5. Housing Mix

The proposed housing mix must account for village need and not purely District requirements. There is high demand within the Parish for downsizers to relocate to bungalow type dwellings which are more suited to their demographic profile. The addition of such housing would release existing housing stock in the Parish and would become the catalyst to recycling existing housing stock.

YPC has made it very clear from the onset of this application's consultation process that it should and must be considered as part of the overall Parish growth and not as an isolated scheme. Any proposed development on this land must therefore be part of a cohesive development plan document or updated NP and positively contribute towards Yapton Parish suggested Parish Housing Number Allocation as stated earlier.

YPC is therefore prepared to withdraw its standing objection to this proposal on the basis set out above.

Yours faithfully



Andrew Gardiner
Clerk of the Council

cc

Neil Crowther - ADC
Kevin Owens - ADC
Martyn White - ADC
Rosalind Bentley - ADC
Donna Moles - ADC