

[REDACTED]

From: Simon Davis
Sent: 06 March 2019 11:37
To: Planning.Responses
Subject: FW: Response to Planning Application Ref: Y/4/19/RES - Cinders Lane Nursery & works to R/O Cinders Lane Yapton

Please ensure this is uploaded as Parish Consultation response.

From: Yapton Parish Council Clerk [REDACTED]
Sent: 06 March 2019 11:30
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Planning <Planning@arun.gov.uk>
Subject: Response to Planning Application Ref: Y/4/19/RES - Cinders Lane Nursery & works to R/O Cinders Lane Yapton

Dear Simon,

I attach the Parish Council's full response to Planning Application Ref Y/4/19/RES.

The response is too large to be accepted through the planning portal and I have posted the summary there referring to a full response having been submitted separately.

Please can you arrange for the full response to be posted onto the application on the Arun Planning Portal.

Many thanks

Regards

Andrew

Andrew Gardiner
Clerk to Yapton Parish Council

Telephone: [REDACTED]

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 [REDACTED]

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Cinders Lane Nursey

Planning Reference Y/4/19/RES

Approval of reserved matters following outline consent Y/5/17/OUT

Yapton Parish Council (YPC) has given careful consideration to the above application which outlines the detail of the 51 residential units at Cinders Lane. This proposal forms part of Yapton Neighbourhood Plan's housing contribution to the ALP.

YPC regard this application as an opportunity to strengthen and redefine Yapton's unique heritage and rural identity. YPC believe that through good design, new development should be able to both blend into and enhance the existing built environment reinforcing the Parish's identity. YPC seek in new residential development a sympathetic use of mixed materials, house design and a positive use of open space to foster an environment that focuses not only on fulfilling purely housing need but ensures sustainability and a legacy of housing schemes that benefit residents in terms of wellbeing, sustainable transport and environment.

1. Access

Parking. YPC note that parking standards have been met but are dependent upon designated garages remaining as such. YPC require that a restriction is placed on converting garages to ancillary living accommodation for the first 5 years commencing from final occupation of the scheme. This will enable the scheme to grow into its intended form and avoid unnecessary and unintended stresses placed on its streetscape, open space and accessibility through displaced parking resulting from loss of provided garage space.

YPC would also seek that the designated visitor parking area and spaces fronting residential units is softened by the use of CORE Grass or similar green permeable parking system. This would maintain the practicality of hard landscaping for parking areas but provide a softer finish providing a more rural outlook onto green space opposed to tarmac/block paving.

Footpaths. YPC wish to encourage a fully connected multi-user pathway network throughout the Parish. This has been endorsed through the discussions on SD7 and should be reflected through every emerging residential scheme in the Parish.

YPC seek to ensure that the footpath along the eastern edge of the proposed site is upgraded to being able to accommodate multi-use. In doing this, the path must have adequate useable width to ensure its safe use by all especially for passing. The path

Cinders Lane Nursey

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is currently at a suggested 3m width and YPC would recommend that this is increased to a minimum useable width of 5m to ensure that the existing landscaping/hedging is accounted for and does not encroach into the multi-use pathway and reduce its actual useable width.

YPC therefore require a condition that will specify the proposed public right of way be a 5m multi-user path built to an appropriate specification for immediate use after the first occupation of the scheme. Landscaping of the path must reflect the rural backdrop with adequate buffers/margins to ensure good biodiversity along the improved public multi-user pathway. This would help enrich the local environment and enhance Yapton's rural backdrop and residents of both the new housing and existing wellbeing.

2. Layout and scale

YPC accept the density of 51 units. YPC recognise that some care has been taken to ensure good garden space and landscaping.

YPC appreciate that the housing faces outwards and the applicant has tried to create a more varied site line from street level. YPC would seek the use of front gardens and green laybys is promoted to soften the streetscape and enhance Yapton's heritage and village status. This is clearly reflected in Emerald Gardens and the proposed design statements of both Y/1/17/OUT and SD7.

YPC therefore require a condition stating that parking spaces fronting streets and housing must have green and permeable finish.

YPC would also seek that the community orchard has an agreed maintenance plan to ensure that suitable fruit trees are planted and maintained until fully established. This plan must include a requirement that any trees that die in the first 3 years must be replaced. This will ensure a genuinely community focused orchard will become established.

3. Appearance

YPC note that the applicant has drawn much of the detail from the newly built schemes in the village such as Fellows Gardens with a very strong emphasis on brickwork.

Whilst YPC appreciate that the applicant has tried to use brick relief to present some variation in appearance YPC believe that on the scale of 51 units this is lost and a bland urban streetscape is being proposed. YPC would request that a more varied approach to use of materials should be applied as per the new Emerald Gardens, a

Cinders Lane Nursey
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more recently completed scheme in the Parish. The scheme needs to reflect the overall village's heritage and reinforce the Parish's heritage through a mix of materials including flint and hanging tiles.

YPC therefore would request that the suggested brick palette is varied with the use of flint and clay tiles throughout the scheme ensuring a scheme more identifiable with an Arun coastal Plain village.

4. landscaping

YPC accept that density of the scheme limits the extent of landscaping that can be created through the scheme. YPC therefore requires that there is good use of 'soft' hard landscaping such as CORE grass or its equivalent for parking areas especially fronting residential units.

YPC expect the designated landscaping margins to be maximised in depth and use of planting to encourage a biodiversity, wildlife and blend into the rural backdrop of the site.