[redacted]

[redacted]

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 04 December 2020 18:06
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Parish Comments on Y/78/20/RES - Land at Drove Lane (Strategic SD7 Site)

Further Yapton Parish Council Response.

From: Vicky Newman [redacted]
Sent: 04 December 2020 13:53
[redacted]
Subject: Re: Parish Comments on Y/78/20/RES - Land at Drove Lane (Strategic SD7 Site)

Simon

I refer to our earlier conversation.

I understand that there is currently no suggested amendment to the applicant's scheme to accommodate Yapton PC's concerns notably use of green core and thoughtful distribution of social housing throughout the scheme.

If these elements cannot be accommodated then the Parish would be minded to withdraw its conditional support and request that the proposal be refused until further consideration has been given to the proposed layout.

Vicky

Vicky Newman
YPC Planning Committee Chair

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From: Yapton Parish Council Clerk [redacted]
Sent: Thursday, December 3, 2020 12:35 pm
To: Vicky Newman
Subject: FW: Parish Comments on Y/78/20/RES - Land at Drove Lane (Strategic SD7 Site)

Hi Vicky,

I hope all is well with you?

I have just had a conversation with Simon Davis from Arun DC who is indicating some concerns with the above application as per his follow-up e-mail below.

Can you respond by e-mail or by phone. I shall be available from 2 – 4pm this afternoon.

Regards

Andrew

Andrew Gardiner
Clerk to Yapton Parish Council

[redacted]

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Office hours are 9.30am – 12.30pm on Mondays, Wednesdays and Thursdays
[redacted]

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 02 December 2020 11:21
To: Yapton Parish Council Clerk [redacted]
Subject: RE: Parish Comments on Y/78/20/RES - Land at Drove Lane (Strategic SD7 Site)

Dear Andrew,

Have you been able to consider my email of the 5th November yet?

We need to decide whether or not this application needs to go to Committee and this is dependent on whether YPC maintain their stance of Support or change it to an Objection based on non-compliance with your conditions (b) and (g).

Could you provide a response by mid next week please.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk

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From: Simon Davis
Sent: 05 November 2020 11:45
To: Yapton Parish Council Clerk [redacted]
Subject: RE: Parish Comments on Y/78/20/RES - Land at Drove Lane (Strategic SD7 Site)

Dear Andrew,

Thank you for taking the time to respond. I have not yet had any response back from BDW to the Parish comments however, I have already drafted my own thoughts in response to the conditions and set these out below:

(a) A condition could be imposed to prevent garages from being converted without a planning permission and this would ensure sufficient control over the parking provision;
(b) The applicant may be willing to implement CORE Grass or similar in parts of the layout but I would strongly suggest that they will not want to do this on all of the parking spaces.
(c) The application submission includes details of the new lighting. The Council's Environmental Health Officer and Ecologist have both considered the submission and no objections have been raised to the proposed lighting. On this basis, it has to be concluded that the lighting will not result in light and will reasonably protect the night sky;
(d) The submission shows the existing PRoW as being retained in their current width and these along with any new footpaths through areas of public open space will be surfaced with hoggin with timber edges. New and retained footpaths will be at least 2m wide whilst cycleways will be 3m wide. It is understood from Government guidance that footpaths of 1.5m allow for a pedestrian to pass a wheelchair and also that hoggin is an acceptable material. Pathways through open space will be bordered by either wildflower meadow planting or amenity grass land. It would not be appropriate to require the approval of such details by condition as this is covered by Landscaping which is to be determined under this Reserved Matters application;
(e) No development is proposed on the 'sheep field' as located in the northern corner of the site other than the access improvement works as already approved by Y/92/17/OUT;
(f) The Parish do not make it clear whether they are seeking greater smaller housing units or are content with that being provided. The submission includes 36 one and two bed flats & 62 2 bed houses (98 out of 300 total); and
(g) We share your concern regarding the clustering of affordable housing and plan to raise this with the applicant.

Simon.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk

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From: Yapton Parish Council Clerk [redacted]
Sent: 05 November 2020 10:56
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Parish Comments on Y/78/20/RES - Land at Drove Lane (Strategic SD7 Site)

Hello Simon,

Here is the response from Yapton PC in answer to your question below.

I am very sorry for the delay in replying. Pressure of work, you know!?!

We need to understand which conditions they will not accept to understand the impact it will have on our Parish and to reflect everyone's concerns. I have highlighted the key elements that are of real concern and could lead to an overall objection if not tackled. I would stress that the Sheep field fronting Yapton Road is very sensitive and would lead to an overall objection if not protected as open space to enhance the conservation area and Yapton's rural heritage.

The green connectivity is also extremely important along with ensuring good parking provision to avoid the erosion of paths and pavements with antisocial parking etc.

YPC SUPPORT with conditions
Yapton Parish Council (YPC)recognise that the applicant has continued to engage with YPC regarding th detail of their application. YPC note that the applicant has taken into consideration many of the concerr raised by YPC notably with regard to landscaping and the PROW plus materials etc. YPC therefore suppo this application conditional upon the following conditions:
- YPC note that parking standards have been met but are dependent upon designated garages remaining a such. YPC require that a restriction is placed on converting garages to ancillary living accommodation for th first 10 years from the final occupation of the scheme. This will enable the scheme to grow into its intende form and avoid unnecessary and unintended stresses placed on its streetscape, open space and accessibili through displaced parking resulting from loss of provided garage space.
- YPC would also seek that all parking within the site is softened by the use of CORE Grass or similar gree permeable parking system. This would maintain the practically of hard landscaping for parking areas b provide a softer finish providing a more rural outlook onto green space opposed to tarmac/block paving.
- All street lights must be designed to ensure minimum light pollution to ensure that the current night sky is n impacted in a negative manner. This must include all adopted road lighting which tends to favour higher an fewer street light as a cost saving but unfortunately lead to significantly higher light pollution and bleed. LE light specification must reflect a 'softer' light to reflect the rural nature of the village and not be standard whil LED light to protect existing neighbouring households.

- YPC seek to encourage a fully connected multi-user pathway network throughout the Parish and seek th the proposed informal pathway and other more formal PROW incorporates a fully DDA accessible footpath ensure green connectively throughout the village. YPC require a condition that will specify that any propose path is a public right of way for multi-user use and fully DDA compliant, built to an appropriate specification f immediate use after the first occupation of the scheme. Landscaping of the path must reflect that of a form meadow/field with sufficient buffers/margins to ensure good biodiversity along the improved public multi-us pathway. This would help enrich the local environment and enhance Yapton's rural backdrop
- YPC note that the locally known 'Sheep Field', land bounded by the former canal, the B2233 and Drov Lane has been left as open space. YPC insist that this parcel of land is designated protected land and mu be left as open space for the lifespan of the housing. This is to ensure that both the setting of the former can and canal cottages is preserved and the integrity of the conservation area is not eroded through loss of ke open space and setting.
- YPC would welcome suitable smaller housing for the more elderly village demographic which woul encourage downsizing within the parish and subsequent churn of existing housing stock.
- YPC note that there appears a concentration of social housing in one part of the scheme and would sugge that it should be more evenly spread within the scheme to ensure a more cohesive community.

Regards

Andrew

Andrew Gardiner
Clerk to Yapton Parish Council

[redacted]

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 02 November 2020 11:11
To: Yapton Parish Council Clerk [redacted]
Subject: RE: Parish Comments on Y/78/20/RES - Land at Drove Lane (Strategic SD7 Site)

Dear Andrew,

Sorry to trouble you but could you respond regarding my question below.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk

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From: Simon Davis
Sent: 20 October 2020 12:49
To: Yapton Parish Council Clerk [redacted]
Subject: Parish Comments on Y/78/20/RES - Land at Drove Lane (Strategic SD7 Site)

Dear Andrew,

The Parish comments state "YPC Support with Conditions" and then lists a number of conditions. Can I clarify the interpretation of this please. If they are not able to meet some of the conditions, is the Parish view still support or does it then become an objection? This is important as it affects whether the applications needs to go to Planning Committee or not. Therefore, could you let me know by the end of next week.

Also, can you clarify the comment "YPC would welcome suitable smaller housing for the more elderly village demographic which would encourage downsizing within the parish and subsequent churn of existing housing stock." I take this to mean that you request more smaller housing but can you just confirm.

Thanks

Simon.

Simon J Davis MRTPI
Principal Planning Officer

Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk

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