

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 11 November 2019 10:04
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Parish Council response to Planning Application Y/83/19/OUT

Please add as Yapton Parish Council full response

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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Save the environment - think before you print.

From: Yapton Parish Council Clerk [REDACTED]
Sent: 07 November 2019 10:56
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Parish Council response to Planning Application Y/83/19/OUT

Dear Simon,

I am about to send the Parish Council response to Planning Application Y/83/19/OUT - Clays Farm, North End Road, Yapton – via the Planning Portal.

I attach a copy of the full Parish Council response to this application which is too large to submit online. Please could you arrange for this response to be uploaded to the Planning website for this particular application.

Thank you for your assistance in the matter.

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 01243 859141

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Clays Farm North End Road Yapton

Planning Ref Y/83/19/OUT

November 6th 2019

YPC have fully considered the above application and continue to object to the development of housing in this location.

YPC have had a constructive meeting with the applicant with regards to their proposed scheme. However, YPC still have strong reservations regarding the development of this greenfield site. YPC would like to make it clear that the Clays Farm site has never been designated as an area within Yapton for future housing growth and has not been nominated by YPC through the Non-Strategic Site Allocations Development Plan Document (DPD) as a future potential location/site.

YPC whilst recognising the improved layout and considered density of the scheme are not in a position to be able to support housing on this site as it remains outside the BUAB and is not identified as an agreed NSS DPD within the Parish's agreed allocation numbers. YPC have worked closely with ADC to meet its new Parish housing allocation as part of ADC's Non-Strategic Site Allocations Development Plan Document Process and Yapton's current work on modifying its YNP. Yapton Parish's original allocation of 120 units has been increased by an additional 90 units. This has been achieved and agreed as outlined in YPC's planning response to planning ref Y/49/18/PL dated 12th November 2018. YPC is therefore strongly of the view that this application is very much a departure from the Development Plan on two counts - outside the BUAB and not falling within any agreed NSS DPD.

Whilst the applicant has revised the application YPC continue to have the same reservations and concerns addressed in its objection letter, dated 12th September 2018, addressing the applicant's previous application (Planning Ref Y/62/18/OUT).

Key objections being:

1 Layout

The scheme continues to be presented as an isolated site with only an indication as to how it might relate to adjoining sites. It ignores ADC's request for a Masterplan demonstrating how it forms part of a comprehensive and holistic approach to this part of Yapton. It should be noted that this parcel of land is key to underpinning a truly linked and positive extension to Yapton's western BUAB and must be considered as such via the updated YNP or a DPD for the whole area.

The applicant merely indicates points on boundaries where access might be achieved with adjoining sites but there is absolutely no indication as to what is planned at that boundary. The proposed access point could well be into an adjoining garden which would prove useless. YPC insists that a full connectivity masterplan is produced for this western edge of Yapton.

YPC note that despite the applicant's previous application, Y/62/OUT, being refused on grounds of loss of agricultural land the scheme fails to address this concern by the use of extensive landscaping to compensate for the loss of biodiversity and green space. YPC would expect such a measure to be adopted in any revised scheme for this site.

2 Transport/Sustainable links

The Parish has concerns regarding the transport solution/access to the proposal.

The increased traffic movements will conflict with both existing traffic flows and regular Primary School parking and traffic. WWCC Highways have highlighted concerns on other proposed housing sites along North End Road in terms of accumulated traffic.

YPC have grave concerns of the traffic impact on North End road and safety issues relating to two-way access/egress along the proposed narrow lane to the south of site accessing North End Road. This access point will create a 4th busy residential access point within a 150m stretch of North End Road and within 250m of Yapton Primary School's only entrance point. YPC believe the site lines from the proposed access road are too restricted in terms of visibility.

YPC acknowledge that there are suggested links to adjoining land but no detail as to what these links are or their proposed routing as part of a Masterplan. YPC must have sight of how these links will enable a new network of safe sustainable links around the village which will divert pedestrians, cyclists and other users away from the main road network onto a safer and more appropriate village network promoting a healthy environment.

YPC would request that any masterplan for this western edge encourage traffic to approach the site and adjoining proposed sites (Stakers Farm, Land north of Yapton Primary School and The Street) as a one way system to lessen the traffic movements within this section of North End Road. A traffic flow of entering the site via North End road and existing via Maypole Lane may help alleviate congestion but again needs clear thought via a Masterplan or DPD.

3 Social

It is acknowledged that Yapton Primary School is oversubscribed and new classroom space is needed to support any future housing in the village. It is also acknowledged that the medical provision in the village has reached capacity with the most likely solution being a new centre within the Ford Strategic Housing Site.

YPC fail to see how this development can enhance the existing community until these shortfalls are overcome and proper future provision accounted. YPC would also highlight that with the accumulative impact of current proposed housing in the Parish the need for an additional community building to support family groups and classes, religious gatherings and clubs, library facility and general start-up business hub is required. The current Yapton and Ford village Hall and Scout Hut building are near to capacity for use leaving village groups and clubs no alternative but to seek accommodation outside of the Parish which simply erodes the Community's sense of place and identity. YPC request that this be addressed via the planning system.

Conclusion

YPC therefore continue to object to the development of housing at this location.

YPC insist that a comprehensive masterplan for the whole western boundary housing site area must be put forward addressing traffic movement within the sites plus access onto North End Road, green connectivity and a comprehensive multipurpose footpath/restricted byway network throughout all the proposed western boundary housing land. This masterplan being produced in agreement with all the developers/landowners/housebuilders with interests in these parcels of land namely Stakers Farm Site, Land north of Yapton Primary School and The Street.

The purpose of this conditionality being a Community need to ensure that the western boundary of Yapton continues to serve as an important green recreational public byway/footpath network with full public access ensuring wellbeing and safe sustainable off-road travel around the village linking residents in the west with key facilities such as the school, shops, and proposed new cycleway off Drove Lane etc.