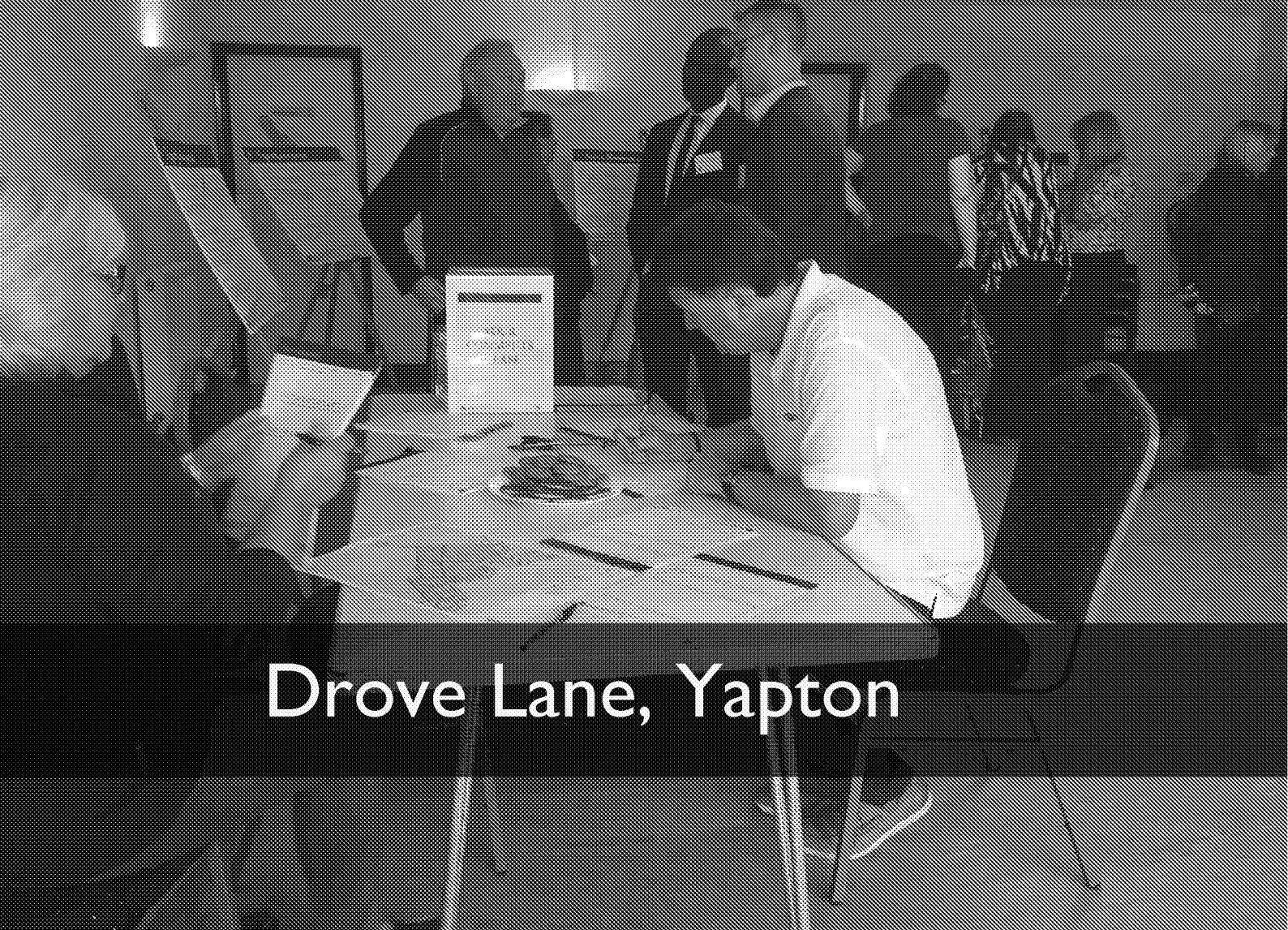




Drove Lane, Yapton

Statement of Community Involvement
December 2017



JACKSON PLANNING

Drove Lane, Yapton

JPL Ref:

LPA Ref:

Office Address:

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Date of issue:

PPA/148/17

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13 December 2017

I. Introduction

- I.1 This consultation statement is to support the outline planning application for an **Outline application with all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping**. This statement sets out how consultation has been carried out and taken in to account prior to the submission of the planning application.
- I.2 The proposal is for an outline planning application with all matters reserved save access.
- I.3 The proposal has been subject to pre-application discussions undertaken since August 2017 continued more recently following pre-application responses.
- I.4 The application is made by Landlink Estates the commercial project and estates arm of the Langmead Group.
- I.5 This report outlines the consultation completed in advance of the planning application submission.

2. Consultation with Interested Parties

Local Authority and Statutory Consultation

- 2.1 During the development of this scheme meetings have been held with Arun District Council (ADC) and more recently with Yapton Parish Council.

Pre-Application Engagement

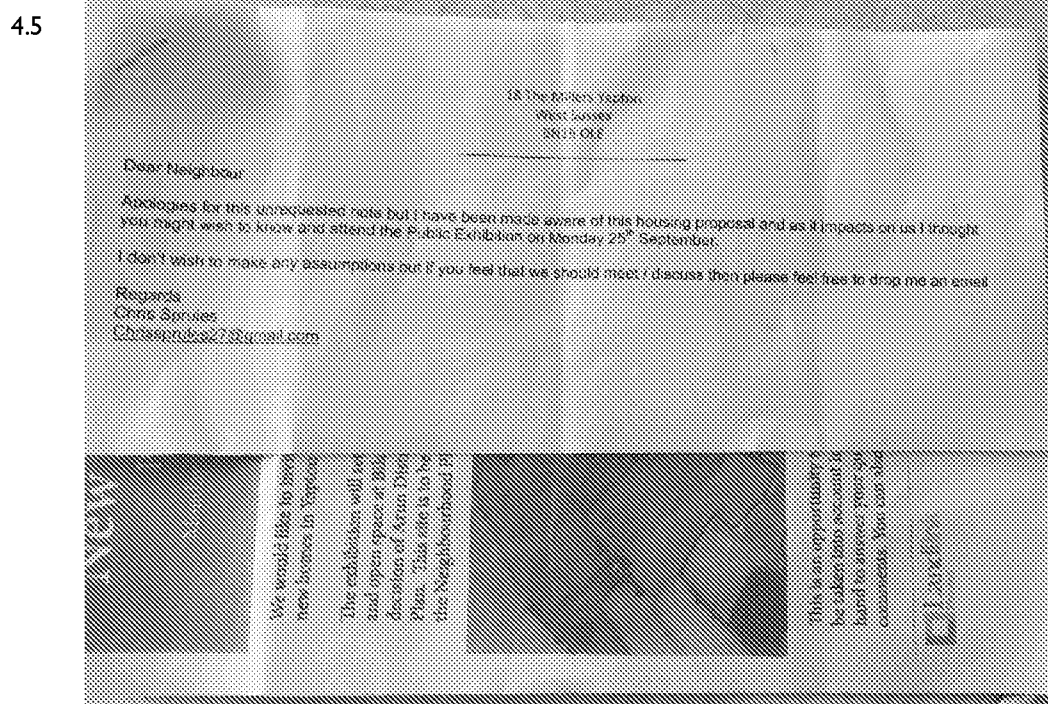
- 2.2 A pre- application meeting (PPA/148/17) regarding the site was held with ADC on 8 August 2017 to discuss the approach to the application given the emerging Local Plan allocation and representations made to the modification of the Local Plan.
- 2.3 The applicant's highway consultants Odyssey have been in contact with West Sussex County Council on highways matters.
- 2.4 A briefing and question and answer session was held with Yapton Parish Council on 18 September 2017.
- 2.5 Members of the Parish Council were able to attend the public event on 24 September with the case officer for the site. This allowed both the case officer and parish Council to witness the high level of engagement over the event.

3. Yapton Parish Council Briefing

- 3.1 A dedicated confidential briefing was held with invited members of the Parish Council on 18 September 2017 for the allocation site.
- 3.2 About 10 members of the Parish Council attended the event and heard the joint briefing given by Landlink Estates, Gleeson Strategic Land and Jackson Planning.
- 3.3 The presentation included an explanation of the proposed scheme and how the application would respond to local concerns where that was possible. The presentation also considered the Neighbourhood Plan Process and current live planning applications within the village. A copy of the presentation is shown in appendix A.
- 3.4 The response was generally positive, many of the Members recognised the need for the development in the context of the strategic development requirements of Arun.
- 3.5 Members noted that Landlink controlled the adjacent scout hut, situated on Drove Lane, and asked if consideration could be given that this is protected and enhanced for the community.
- 3.6 It was confirmed that the Parish would not support a second primary school in the village. This was perceived as divisive to the community.
- 3.7 A plea was made that the cycle links proposed were useful to the community and that a link to Barnham Station would have more use than links to Ford Airfield.
- 3.8 Questions were raised about the level of affordable housing. The parties confirmed that they both intended to submit policy compliant schemes.
- 3.9 Questions were raised about the permeability of the masterplan to vehicles and pedestrians. Parties described the internal road layouts and the how the design of the spine road slows vehicles given its winding route, the proposed pedestrian links to the village centre were also described.
- 3.10 The Parish expressed their view that the design of the scheme must compliment the rural nature of the setting. Parties described the masterplanning exercise and how this recognised the existing pattern of development and landscape.
- 3.11 The Parish expressed that they were satisfied with library provision through the mobile library and did not see the need for a new facility.
- 3.12 Concerns were raised over traffic congestion, flooding and foul sewage capacity.

4. Public Consultation Event

- 4.1 A public consultation event was held on 25 September 2017. The event was held at the Yapton and Ford Village Hall. The event was publicised in Yapton News and in posters displayed around the village. (See appendix B). Yapton News is delivered to most households within the Parish.
- 4.2 The event was also publicised on Social Media by two Facebook Groups. The two groups “No Ford Eco Town” and “No Yap Town” are Facebook Groups with the intention of opposing development within both communities. The event was publicised on both social media accounts. See appendix C.
- 4.3 In addition a local Parish Councillor copied the Yapton News advert with a covering note (see photo below). This was distributed to The Millers and other adjacent roads.
- 4.4 Overall there was very good coverage for the event given local promotion in addition to the adverts.



- 4.6 The event took place from 1.30- 8pm to allow attendance by a range of individuals who either could attend during the working day or after work.
- 4.7 Attendance at the event was very high with 137 individuals recorded as attending the event. (Some additional attendees chose not to record attendance.) The event was busy during the entire period from 1.30pm until 8pm. However, there was an opportunity for all attendees to talk to all those attended despite the steady stream of participants.
- 4.8 Nine individuals staffed the exhibition; the two developers had a team of five professionals, there were also four technical professionals to answer questions on transport, design and drainage.

- 4.9 The material on display gave details of the nature and impacts of the proposal. A copy of the display material is included as Appendix D
- 4.10 During the consultation event the focus of discussion was on the potential traffic impact and impact on infrastructure.
- 4.11 There was a good level of response with over 84 response forms handed in at the event, and 8 follow up emails. Three questions were posed in the response form.
- **Q1) Do you have any comments on the draft masterplan?**
 - **Q2) What community facilities could we provide/ enhance as part of our proposals for the benefit of local residents?**
 - **Q3) Do you have any other comments?**
- 4.12 A summary of the responses is included below and analysis is provided below. In addition responses are shown to the two issues of health and education, which were the most frequently cited in relation to comments.
- 4.13 In terms of the masterplan 30% felt it was overdevelopment, 40% thought it would pressure on services. Smaller numbers (4% each topic) were concerned over flooding, ecology and loss of greenfield site.
- 4.14 Other comments were quite split with 28% were concerned about traffic, 21% felt it was the wrong location, 18% were concerned about infrastructure, 10% raised issues of sewage disposal, 8% were concerned about the loss of good agricultural land, 5% highlighted the site was not in the neighbourhood plan.
- 4.15 In addition to the forms there were emails sent about the scheme. The additional comments can be summarised as follows: houses are not selling well in the area (13%), the scheme would ruin the village (25%). A larger proportion (13%) felt the scheme did not comply with the neighbourhood plan.
- 4.16 When asked about what would be a benefit to the community the largest response was infrastructure/ services (62%) more leisure facilities were quoted by 9% and 9% also mentioned the Scout hut. In response to this question 3% said the development must not happen.
- 4.17 The specific responses arising from the consultation to education and health are tabulated below. There was a simple majority who felt an enlarged school was preferable to a new school.
- 4.18 There is a simple clear majority for a new health centre

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Education	Number of responses	Percentage %
Existing primary and secondary school full/ too small	9	24
Another primary school not acceptable/ only want 1 school	2	5
Require a larger school	12	32
Pressure on school	3	8
Additional school	9	24
School not shown in masterplan	2	5
School improvement is not enough	1	2
Total:	38	100

Health	Number of responses	Percentage %
Surgery full	7	21
Hard to get appointment	4	12
New health centre	12	35
Health care needs investment	4	11
Expand health care centre	3	9
Not enough health care	3	9
Donations to doctors are cheap buy off	1	3
Total:	34	100

5. Other Stakeholder Engagement

Yapton Primary School

- 5.1 In addition to meetings with the Parish, the District Council as part of the pre-application process and the community consultation event a meeting was held with the Headmaster, Nick Sharp and Chairman of Governors, Penny Davy of Yapton Primary School to consider the specific issue of the potential for school expansion.
- 5.2 The School's current situation: it has a school roll of 270 pupils, they are a Church Trust School but administered by WSCC. Whilst some children derive from Yapton, other pupils are travelling into the village to attend.
- 5.3 The school are struggling with funding; they have been given £1,700 from government to double glaze all classrooms. The grassed area to the north that was gifted cannot be used because there is insufficient staffing to supervise the additional area.
- 5.4 The school has received no consultation from the County Council, about potential future expansion or an additional free-standing school in the village.
- 5.5 The school was only vaguely aware of Staker's Farm application. They had not been consulted about the land gift proposed by the application. They would welcome the land gift.
- 5.6 The immediate issues the school are dealing with are to renovate the existing building, including:
 - New doors for exterior buildings.
 - Upgrade playground
 - Create larger area for forestry school.
 - Landscape entrance, to make it more easily accessible for pushchairs and the pupil throughput.
 - Issues with access and parking need to extend current car park.
 - Isolate access to Nursery from school, so that drop-off does not put safety at risk.
- 5.7 The school would also like greater access to a library as mobile library does not go to school.

6. Response to Consultation & Conclusion

Pre-Application Response

- 6.1 At the time of writing formal individual responses to the pre-application request to Arun District Council (PA/148/17) have been received from Planning Policy, Green Spaces, Archaeology, Housing, Arboriculture and Highway (West Sussex CC). A formal co-ordinated response was provided on 2 December, but much of the advice was generic and had not considered detail submitted with the pre – application package
- 6.2 A further meeting is pre-application meeting was held on 1 December 2017 with officers of Arun District Council, West Sussex County Council and Yapton Parish Council. At this meeting it was agreed that a feasibility study on extension of the primary school should be completed to assess the potential for the intake expanding from the current 1.5FE to 2.5FE or possibly 3FE. This is being undertaken and will report in early January 2018 to inform negotiations.

Local Plan Examination

- 6.3 The Local Plan Examination considered joint representations on behalf of the joint strategic promoters of site SD7. The Inspector has issued an interim report, which has moved the policy on from the submitted plan and further modifications to the policy are anticipated.
- 6.4 The Inspector accepted evidence supporting the correct capacity of the site. In his interim report he states:
- 6.5 *“The figure of ‘at least 400 dwellings’ for the allocation at Yapton (SD7) appears to be inaccurate based on the site area and the background information, which led to the allocation. On the assumption that the provision of a one-form entry primary school (IFE) remains a requirement of the allocation and the policy should state ‘at least 500 dwellings’”.*

Parish Council Response

- 6.6 During the pre-application material the Parish Council have responded to the Local Plan Inspector and to local objectors. Whilst the Parish Council have reservations about such a large housing proposal and what is regarded as a small Rural inland village with limited facilities and over-stretched infrastructure they are practical; and their position is to formalise key elements that the Parish believe the proposal must address in the planning process. The Parish wish the development to be considered as a single site to ensure comprehensive coordinated development with infrastructure commitments reflecting a single site approach.
- 6.7 The Parish are keen to ensure that the development embraces the spirit of community reflecting its rural nature and wish to avoid an urban enclave with associated issues. The key issues are.
- Yapton Parish strongly urge that the village has one in primary school

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- Medical facilities are required within the village
- Parish Council wish to see an increased provision of housing for 55+ age bracket
- A fully dedicated and safe cycle way to Barham and its rail station. A suggested route from Drove Lane to the Lidsey Rife cycleway at Eastergate should be considered.
- The Parish Council wishes to see the Scout hut becoming a dedicated community area to support the scouts, playgroup and additional community space for Saint Mary's Church.
- Upgrade and improvement of the existing facilities at King George V playing fields

Public Exhibition

- 6.8 Public understanding of the need for an additional housing in the generality was high; however, local opposition to additional development in Yapton also remains high.
- 6.9 The applicants believe the lack of engagement at the Local Plan modifications stage has given rise to most of the objections at the consultation event. Given this was the first targeted public event at which the community have had to express their views about the strategic site SD7 the quantum of objections was heightened. Residents were shocked and disappointed that the Neighbourhood Plan had no authority in the strategic allocation and failed to comprehend that the site fell outside the now locally familiar process of Neighbourhood Planning that had given choice to the community.
- 6.10 The significant adverse response to the site was in part due to the disappointment that following the Neighbourhood Plan process the community was unable to stop strategic allocations.
- 6.11 Whilst the response was largely negative the community felt it was services and infrastructure that could not accommodate the proposed amount of development.

Assessment

- 6.12 The four key issues raised consistently by locals are as follows:
- Traffic
 - Sewage
 - Flooding
 - Access to Doctors
- 6.13 The application and proposed mitigation will deal with the above issues in detail.
- 6.14 The traffic issues raised by residents relate to the issues regarding the state of the existing network and the existing volumes using local highways. The planning test relates to whether the proposal adds significant additional burden to the network to the point where it cannot cope, and delays would be significant. Given the potential

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mitigation the applicants believe that the proposal will not result in severe impacts. Works to improve the A259 junctions Comet Corner and Oyster Catcher will aid traffic movements in the peak and provide a level of junction capacity beyond that required for the number of proposed dwellings

- 6.15 The proposal will deal with foul sewage capacity. The solutions will be either an upgrade to the existing network or a private foul sewage solution. This issue can be acceptably mitigated.
- 6.16 Issues of surface water flooding in relation to Drove Lane were raised. Whilst it is not the place of a planning application to resolve existing issues, the surface water solutions as part of the development through a sustainable urban drainage system could improve the current situation by slowing the rate of run off and therefore provide a net benefit.
- 6.17 Contributions to health care facilities will be made in proportion to the development proposed. The solution will fund either upgrades in the village or a new combined health centre with Ford.
- 6.18 The consultation responses do not raise any issues that remain unacceptable in planning terms. The consultation response therefore does not indicate the need for any particular change to the proposals.
- 6.19 The technical consultation responses from the Local Authorities received to date through pre-application work has not highlighted any major issues, but as these arise they will be addressed.

Community-Led Solution

- 6.20 Landlink Estates are keen that the development provides a lasting legacy for the village and in this respect support the following:
 - o Consolidation of Primary and Early years education at existing site with appropriate extension to the school
 - o Appropriate contributions to medical facilities where they will best serve the new residents
 - o Potential for downsizers through the provision of bungalows
 - o Land for a dedicated cycleway from Drove Lane to Lidsey Rife
 - o Support the potential for further community use at the Scout Hut site with appropriate contributions
 - o Contributions towards the upgrading of facilities at the George V playing field.

7. Conclusion

- 7.1 The consultation events and for the community and professional pre-application engagement completed in support of the application meets the requirements of Community Involvement required by the Local Planning Authority. Good publicity and a well-attended consultation event have drawn a high degree of interest in the proposal with objection related primarily to issues which the application will address.
- 7.2 New media in the form of a social media response is largely negative. This is typical of Facebook campaigns. The response to the campaign from the Parish Council illustrates that these groups tend to engage late in the process this in part was due to the very limited consultation by Arun District Council as part of the further modifications to the Local Plan that chose to allocate the site for development. The criticism of the poor consultation with affected communities was well rehearsed at the Arun Local Plan Examination in Public; however, the Inspector considering the Local Plan agreed that the Council had met the minimum statutory requirements for consultation.
- 7.3 Whilst the exploration of objections has been useful in understanding what might cause specific problems locally; after consideration none of the objections raised given rise to technical issues that cannot be overcome and following confirmation of the allocation of the application site as part of the strategic development site SD7 in the Local Plan Review and the support of the Parish with positive engagement on potential mitigation the applicant's believe they have developed a scheme that largely addresses community concerns.