

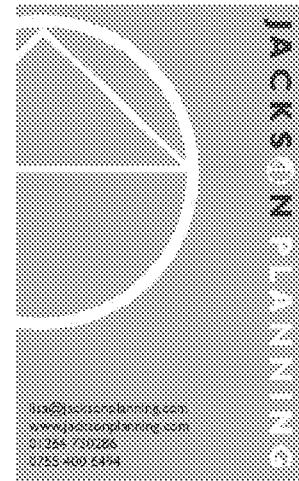
By email only

Copies by email Zoe Knott, Andrew Tice, Paul Hanson

July 23, 2018

David Easton
Principal Planner
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Arun Civic Centre
Maltravers Road,
Littlehampton
West Sussex
BN17 5LF

Dear David



Application Y/92/17/OUT Land east of Drove Lane, Yapton

This letter sets out the additional material now prepared in support of the above planning application and contains an explanation of how it has addressed concerns raised by the Council. In addition the revisions and additional information deals with concerns raised by the Parish Council.

The following additional information is now provided to aid and assist the Council in determining the outline planning application.

- Revised Design and Access Statement
- New Green Infrastructure Strategy
- Additional photomontage images within the Conservation Area
- New Yapton Context Study
- New Ecological Design Strategy
- New Habitat and Ecology Enhancement Management Plan
- Built Heritage Statement Addendum

The new fully revised design and access statement (DAS) has more detail in response to characterisation and more evidence of the design rationale, this has also been prepared with the results of the Yapton Context Study.

Following the input from the Council both applicants on each site have worked together and have sought to address the concerns comprehensively. The joint working ensures a consistent design approach that addresses the Council's concerns. The key comprehensive changes across the allocation site are:

- Additional pedestrian links secured to primary school and off road cycle link towards Barnham Station
- 'Link road' design confirmed as a **residential spine road** of no more than 5.5m width with appropriate contextual design detail
- The road hierarchy more clearly defined with clear preference for the residential spine road through design detail
- Additional Green Infrastructure Strategy developed to support the masterplan design
- The central open spaces on each site has been redesigned to work across both sites by combining them and removing 80 m of central hedge and providing biodiversity compensation
- Design revisions to soften setting of the Conservation Area with additional open space and additional illustrations to demonstrate quality
- Character areas explained based on Yapton context

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- Density revisions reflect request for clearer defined ranges
- Additional illustrations of design quality based on reference to Yapton context with additional work on understanding the Yapton context.

Policy HSP2

The comprehensive development of the allocation will need to meet the following key requirements;

Policy Criteria	Response
a integrate appropriately with surrounding communities through an appropriate design particularly where they adjoin by providing for public realm improvements, shared community uses, and connectivity of transport modes including walking, cycling and public transport,	The outline application has helped to secure the extension of the primary school and with that provide the opportunity for a dedicated low traffic route to the school across land in the applicant's control. This fulfills the local preference for expansion as opposed to a second primary new academy school. The ability to secure a new section of off-road cycle way across land in the applicant's control is also a significant benefit of the scheme in terms of community integration. Local improvements to crossings on Main Road secured through s278 works.
b ensure a clear and harmonious relationship between town and country including clearly defined boundaries, using physical features that are readily recognisable and likely to be permanent,	The retention of the vast majority of the existing trees and hedgerows fulfills this criterion. Where the hedge is proposed to be removed this is at the Council's request and compensatory planting and ecological mitigation is proposed.
c Protects, conserves or enhances the natural environment, landscapes and biodiversity, incorporate high quality, well connected green spaces, planting within main streets and biodiversity rich open spaces,	The proposal has significant gain for the natural environment as set out in the new Green Infrastructure Strategy. This shows how the green spaces form a cohesive framework for the development and illustrate how this might appear in the design.
d extend, enhance and reinforce strategic green infrastructure and publicly accessible open space	The new green infrastructure (GI) strategy shows how the green links connect with the wider countryside, providing well in excess of ADCs emerging POS standard and the GI strategy how open spaces enhance the existing pedestrian rights of way.
e new community hubs where required to be provided, shall be well located taking account of the permeable layout to all transport modes and shall as far as possible cluster retail, commercial and community uses,	No community hub is required. This is confirmed in the adopted Local Plan policy.
f where existing village centres are within or will serve the needs of strategic development sites their improvement as sustainable centres will be required, where community buildings are provided these shall be designed and provide	No community building required. This is confirmed in the adopted Local Plan policy.
g integration of community hubs and local centres of an appropriate form and scale into the design and layout of development proposals where identified in the specific allocations policies in H SP2 a-c,	No community hub is required. This is confirmed in the adopted Local Plan policy.

h ensure walkable access to local community, recreational and shopping facilities, jobs and accessible transport,	The layout of the site means that all residents are within 10-20 minutes walk of the school site and the additional link across land in the applicant's control provides the potential for a low traffic route direct to the school. Village centre facilities within 10-20 minutes walk of all residents.
i address the off-site capacity requirements, that relate to that particular allocation, identified in the Arun Transport Assessment (2016 and update 2017 and taking into account subsequent relevant assessments) and the local highway network,	The proposal has considered off site impacts and makes a contribution to the two strategic junctions on the A259 as required by the Local Plan policy.
j positively respond to sustainable water management taking particular account of the coastal plain topography which may require strategic surface water solutions,	The proposal includes a SUDs scheme that deploys dry attenuation basins and infiltration through permeable paving.
k maintain and enhance any important features, characteristics and assets of the local area;	The scheme as designed preserves two key assets within the village, the conservation area, which is left free of built development and the line of the former Portsmouth Arundel canal which is also left of free of development, with further off-set for buildings behind additional open space.
l provide for the required infrastructure, that relates to that particular allocation, in accordance with Policy INF SPI and the Infrastructure Delivery Plan,	The scheme meets the infrastructure requirements in INF SPI through s106 contributions. These are largely now agreed with external and internal consultees.
m enable strategic District wide infrastructure to be delivered at strategic sites if the location is appropriate for the District,	No strategic wide infrastructure is required in relation to this allocation, although contributions towards highway improvements could help secure a new roundabout if the Council can secure land required for its construction.
n consider inclusion of an area of the sites for Self-Build and Custom Build, and	The applicant can provide plots for custom or self build. This can be considered at reserved matters stage when the plots layouts are confirmed.

Yapton Context Appraisal

We have prepared an additional context study to inform the design changes and to assist with the design process, which has aided the revisions to the masterplan and design and access statement and will also provide support for reserved matters applications. The policy requirement within Policy D SPI (Design) for large scale developments to be supported by a context study was deemed to be justified by the Local Plan Inspector and is now confirmed in the adopted Local Plan. We believe this additional study now meets the requirements of the policy.

Conservation Area

We have provided additional illustrative material of the views and design approaches that are experienced within and within the setting of the Conservation Area as part of the revised design and access statement and additional photomontages. The heritage expert has commented further on the setting issues in an addendum to the Built Heritage Assessment and will attend the meeting on Wednesday.

Infrastructure Contributions Progress – Outstanding Issues

Highways

We have responded in detail to WSCC Highways (you have been copied in to the email) with a clear offer for contributions that meet the advice set out in the IDP. This is proportionate to the costs of the required mitigation for both Oyster Catcher and Comet Corner from the traffic generated by the development.

Primary Education

We still anticipate being able to agree the cost of this element of education mitigation with the County by 25 July.

Early Years

Landlink Estates accepts the requested contribution of £395,744 to meet the needs of nursery places required from the development. We have had no clarity from the local community on where this new provision can be met, we will need some additional information for the s106 agreement.

Secondary Education

We are still awaiting the base figures that provide the build up data that is in the Government figures in WSCC school places plan 2017 that shows significant capacity at Ormiston Academy that would meet the needs of the development and why the County say there is no headroom where the published evidence is contrary to this.

I have interrogated the tables that WSCC provided on 30 May and found they are a number of errors. WSCC have provided no evidence to support their contention that the headroom at Ormiston Academy is not available despite requests and chasing this data for the last 6 weeks. In the absence of WSCC evidence we will provide evidence at the meeting that confirms the headroom at Ormiston Academy and as set out in our original planning application submission and in September 2017 in School Provision in Arun District: Update Prepared by: West Sussex County Council and considered at the Local Plan Examination. The latter confirmed that *“The existing schools currently have capacity to cater for an additional 4FE arising from planned development based on the most recent pupil projections”*.

Open Space Provision

We have provided additional information through both the revised ecological management plan and the new green infrastructure strategy about the quality of green spaces and this confirms that the majority of the SUDS areas will be dry and create useable open space. The table below demonstrates how the POS significantly exceeds requirements.

Open space category	ADC POS Standards 2016 Requirement ha per 1000	Requirement for 300 dwellings	Provision of POS shown in masterplan
Allotments and community gardens	0.25	0.19	Not required by community large allotment site within village
Amenity green space	1.07	0.80	0.8
Natural and semi natural open space	0.5	0.37	4.7
Parks and gardens	0.2	0.15	0.15
Provision for children and young people	0.04	0.03	0.04
Area of dry SUDs attenuation basins			(0.47ha = 10% of natural and semi natural space)
Standard open space per resident		22sqm	87.5sqm
Total Open Space Required		1.54 ha	5.88ha

Sports Pitches

Can you please confirm if the request for £150, 504 for sports pitches is for both schemes and where this would be intended to be spent?

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Leisure Contribution

It is helpful to now have the requests for leisure contributions, however it would be helpful to confirm which projects these relate to as we did not discuss this at the Advisory Committee on 13 July. I would hope we can confirm this when we meet on 25 July?

Play Provision

The play provision for LEAPs and LAPs is on site as shown in the illustrative material. Our estimates suggest that a contribution for the off site NEAP is in the range of £50,000- £60,000 this would serve the whole of SD7. It would be helpful if the Council can confirm the location and the specific equipment required.

Surface Water Drainage

We anticipate providing an update on the surface water drainage following the meeting on Wednesday.

I look forward to meeting with you and your colleagues on Wednesday in the meantime if you have any further questions in relation to the additional material please let me know.

Yours sincerely



Lisa Jackson MA BSc MRTPI