

From: Simon Davis
Sent: 17 January 2019 14:58
To: Planning.Responses
Subject: FW: Yapton Parish Council Response to Y/98/18/RES - Approval of reserved matters - Land off Burndell Road Yapton

Yapton Parish Council Response

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: [REDACTED]
Sent: 17 January 2019 11:05
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Planning <Planning@arun.gov.uk>
Subject: Yapton Parish Council Response to Y/98/18/RES - Approval of reserved matters - Land off Burndell Road Yapton

Dear Simon,

I attach the response from Yapton Parish Council to Planning Application Y/98/18/RES - Approval of reserved matters - Land off Burndell Road Yapton for your consideration.

The response is too large to enter through the planning portal so I have placed a brief summary on the response page and would request that you or one of your colleagues post the response onto to the relevant page dealing with responses to this application.

Thank you for your assistance in this 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



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Yapton Parish Council

Response to Planning Reference Y/98/18/RES

Land off Burndell Road, Yapton

Approval of reserved matters (access, appearance, landscaping, layout and scale)

Yapton Parish Council (YPC) has given careful consideration to the above application which outlines the detail of the above proposal which received outline planning on appeal.

YPC would like to first state its disappointment in the applicant's late approach in discussing the detail of this application with YPC, especially when considering the strong negative community feeling towards the proposal. YPC were consulted on the reserved matters the evening of the submission date. YPC therefore trust that its comments outlined below will be taken into full consideration and acted upon.

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 of 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 central core of parking within the site 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.

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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 western edge of the proposed site uses the existing drainage ditch as a feature to enhance a 'rife' backdrop to a multi user pathway to be enjoyed by all. It should link the western edge of the village to the existing public rights of way and key facilities within the village namely allotments, shops, buses and adjoining Ford PC.

YPC have concerns that the proposal to fence the 'Rife'/drainage ditch will create a residential enclave opposed to an organic residential extension to the village. The ditch must become a feature blending the existing housing with the new and encourage biodiversity within this area for users and residents to appreciate and enjoy.

YPC therefore require a condition that will specify the proposed public right of way be a multi-user path built to an appropriate specification for immediate use after the first occupation of the scheme. Landscaping of the path must reflect that of a Rife with sufficient 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 108 units. However, YPC would expect the proposal to reflect a scheme that softens the high density numbers through careful distribution of housing type and sensitive placing of units within the street-scene.

YPC appreciate that the housing faces outwards but would seek a more varied site line from street level, reflecting the irregular placing of housing fronting key roads and lanes throughout the village. YPC therefore seek that the units are varied in depth along the main streets/roads to ensure a more rural feel opposed to regimented urban street scene. The use of front gardens and green laybys should be 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.

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YPC would also seek that the amenity space is provided as a more central 'village green' effect, providing a central focus to the scheme and a formal shared open space which would promote a shared community experience.

3. Appearance

YPC note that the applicant has drawn much of the detail of their scheme from the newly built Fellows Gardens but would request that a more diverse approach to use of materials should be applied as per Emerald Gardens, a 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.