



From: Ian Johnson [REDACTED]
Sent: 22 December 2020 07:49
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Neil Crowther <Neil.Crowther@arun.gov.uk>; Karl Roberts <Karl.Roberts@arun.gov.uk>
Subject: Re: Bonhams Field, Yapton (Y/98/20/PL: Erection of 75 Dwellings)

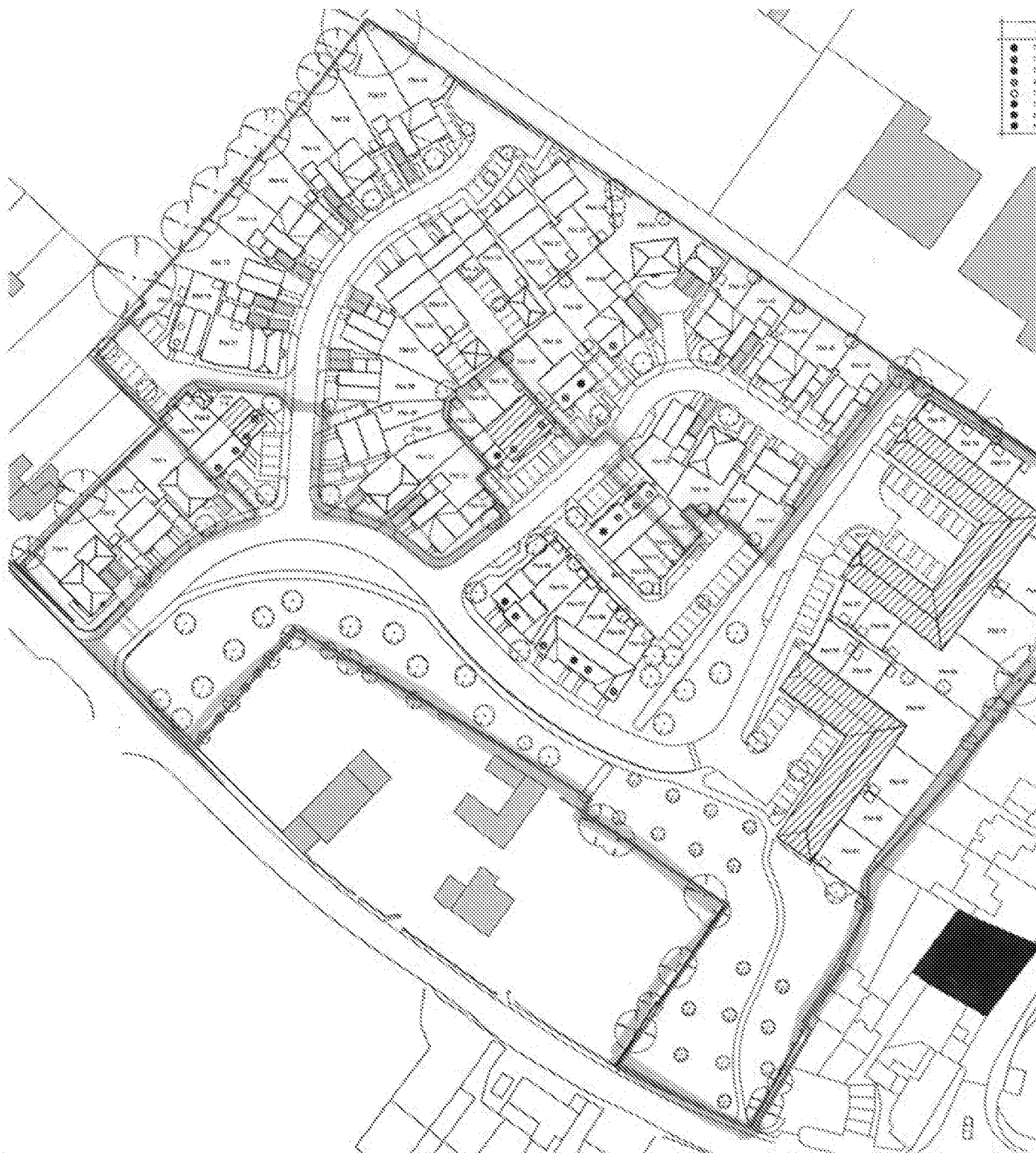
Dear Simon

Further to your email yesterday informing us of your recommendation for refusal by delegated decision please can we discuss your areas of concern before a final decision is made. This is in the interests of positively and proactively working together to deliver this much needed housing within the Settlement Boundary for Yapton.

Your decision to recommend refusal came completely out of the blue as we had been expecting a response to the points raised in our email of 26th November (attached), further to the County Highway Authority now being satisfied with the proposals.

A considerable amount of time and money has been invested in this planning application by the Council and our client's consultant team, as I hope is demonstrated through the supporting information submitted with the planning application. The proposed scheme, located within the Settlement Boundary for Yapton, is of a density within the 15-25 dph range set out in the Arun Design Guide SPD for village locations. The proposed density of 23 dph is considerably lower than densities on sites recently approved in the countryside on the edge of Yapton, as set out in our email of 26th.

The current proposal for 75 dwellings has been carefully designed so as to meet internal space standards, parking requirements and not to change the layout or appearance of the previously consented scheme (Y/63/19/RES), where dwellings are located closest to the adjacent listed building and Conservation Area to the east. See pink area below which remains almost identical to the consented scheme, including the over provision of public open space (incl. community orchard) along the southern boundary.



We understand our client's S73 application (Y/99/20/PL) to vary conditions 12, 14 and 16 of the previous consent is proposed for consideration by the Development Management Planning Committee on 6th January 2021, despite having met the Parish Council's requirement to achieve approval from the Council's drainage officer. The Parish Council's maintained objection to the principle of the application (ie bringing forward the delivery of the site access), in advance of discharging all other conditions, is not in line with S73 of the Planning Act 1990 (as amended), as you will be aware.

The purpose of the S73 application is to enable our client to commence the existing consent and **prevent its expiry on 21st February 2021.**

The decision not to acknowledge we have now satisfied the 'relevant' aspects of the Parish Council's objection to the S73 application and not to determine the application under officer delegated powers is placing at risk the

delivery of this sustainably located site that meets the Council's density guidance and relates closely to the previous consented layout, especially where adjacent to historic assets.

We request the decision to move the full application forward to a delegated decision is postponed until we have at least had an opportunity to meet (virtually) to positively and proactively engage with you on the points in our email of 26th November and to review your approach to the S73 application.

Regards

Ian

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Date: Monday, 21 December 2020 at 13:43
To: Ian Johnson [REDACTED]
Subject: Bonhams Field, Yapton (Y/98/20/PL: Erection of 75 Dwellings)

Dear Ian,

We have now had the WSCC Highways comments back recommending no objection subject to conditions.

However, I need to let you know that we are proposing to refuse this application under delegated powers. My report is currently with my Team Leader to review and I am therefore letting you know in case you wish to withdraw the application.

Our refusal is based on the proposal being an overdevelopment of the site resulting in adverse harm to the historical, semi-rural & low density character of this edge of settlement location. There are further separate concerns concerning the housing mix (number of beds), affordable housing tenure mix and foul sewage.

Please note that we will not accept further amendments to the current application.

If you wish to withdraw, please advise me by close of play on Tuesday.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place



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From: Simon Davis

Sent: 27 November 2020 14:14

To: Ian Johnson [REDACTED]

Subject: RE: Bonhams Field, Yapton (Y/99/20/PL: Variation of Conditions 12, 14 & 16 and Y/98/20/PL: Erection of 75 Dwellings)

Dear Ian,

Thanks for the emails – I confirm receipt and will action accordingly. I have agreed with my manager that the changes are trivial since the layout does not materially change therefore no need for full re-consultation or a Neighbourhood Plan Act notification to the Parish Council. I will however, seek further advice from WSCC Highways.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
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From: Ian Johnson [REDACTED]
Sent: 26 November 2020 14:09
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Bonhams Field, Yapton (Y/99/20/PL: Variation of Conditions 12, 14 & 16 and Y/98/20/PL: Erection of 75 Dwellings)

Hi Simon

I did not contact you yesterday as I was aware you were busy preparing / presenting at the DM Committee.

I thought it may help to set out responses to the outstanding consultee comments received so far on our two planning applications ahead of a catch up call, when most convenient for you.

Y/99/20/PL: Variation of Conditions 12, 14 & 16

Drainage: Further to comments received from Laura Gibbons and your email to me on 5th November 2020 I have arranged for a surface water drainage plan covering just the proposed access works to be prepared. I accept these works may need to be adjusted if required by the final site wide drainage strategy, which is currently subject to discussion between our drainage engineers and Laura.

Y/98/20/PL: Erection of 75 Dwellings

Highways: I note the County Highway Authority agree to the principle of the additional dwellings. The following information is requested:

- The revised scheme should be reviewed by auditor to confirm that the previous RSA is in line with new standards (GG119) and whether the previous RSA issues raised would still be applicable for the revised scheme.
- Site access plan with dropped kerb tactile paving points and detailed visibility splays suitable to previously record 85th percentile speeds and the raw speed survey data.
- Review of the connectivity of site as explained in 'Internal Layout' and consideration to additional pedestrian/cycle links and design of crossovers/continuous footway.
- Consideration to provide additional car parking as outlined in 'Car Parking' and garage widening/ door changes as explained above.

The attached Pell Frischmann Technical Note provides a response to these points and clarifies the internal roads would be designed to an adoptable standard, where refuse vehicle access is required.

In addition to the above and attached I will send you a separate email and attachments addressing the following matters:

- Relocation of garages to provide additional car parking (now 172.5 spaces in total) in response to the SPD guidance on a 0.5 parking space limit on garages.
- A context plan to show the alignment of the safeguarded route north for a future footpath link to the adjoining site to the north, for delivery by another.
- A revised layout, elevations and floorplans where garages have been widened slightly to achieve internal dimensions 3m x 6m.

Drainage: In response to your email of 5th November we agree with your suggestion for a standard drainage condition and informative. With regard to the wording of the informative we now have the benefit of winter ground water monitoring covering the period October 2019 to May 2020, as shown in Appendix 4 of the submitted FRA. Perhaps you would be happy with the following "*The applicant should note that this layout has been approved without the requested winter monitoring groundwater winter infiltration data and therefore if it subsequently becomes clear that the drainage conditions cannot be agreed due to the*

layout not providing sufficient space for drainage then a new planning application will need to be submitted as the Local Planning Authority will not be able to agree such changes through the Non Material Amendment process.”

Building Conservation: The officer accepts the principle of residential development has been established and that smaller terraced housing in a mixture of styles is reflective of Yapton. Whilst it is questioned how the elevations proposed reflect the older more characterful properties within the village, and the Conservation Area it is important to note that the dwellings located within the setting of the listed buildings and CA remain materially the same as the consented scheme (Y/63/19/RES). Plots 1 to 8 remain as per the current consented layout with the exception that Plots 2 and 3 were a single unit now a pair of semi-detached houses. We are not proposing to change Plots 61 to 75 as these remain as already consented. These plots are highlighted in the Planning History Section (Page 12) of the submitted Planning Design and Access Statement.

Comments are also made on the design approach to Plots 55-60, which are also not subject to any material change from the consented scheme. It is also noted by the officer that these dwellings have brick elevations with a clay roof, which if constructed using appropriate materials, could be acceptable.

The officer considers the development creates the feeling of a modern housing estate, which fails to successfully integrate into the existing built form and historic grain of the village. It is important to note that careful attention has been given to ensuring the block structure and layout reflects that of the consented scheme (Y/63/19/RES). The increase in dwelling numbers seeks to deliver a higher proportion of smaller dwellings, as agreed through email correspondence with the Interim Housing Strategy and Enabling Manager, whilst maintaining an average net residential density (23 dph) that reflects the surrounding context and falls well within the range of recent planning permissions in Yapton (see table below) and more importantly is in accordance with the Arun Design Guide SPD that advises in villages locations developers should aim for between 15-25 dwellings per hectare.

Site	Developer	Site Area	Unit numbers	Density
Bilsham Road / Main Road (SD7)	Hyde / BDW	24.70 hectares	550 dwellings	22dph
Paddock View, Land at North End Road	Dandara Homes	3.01 hectares	70 dwellings	23dph
The Potteries, Cinders lane	Crayfern Homes	2.10 hectares	70 dwellings	33dph
Angels Nursery, Yapton Road	WSCC	3.54 hectares	95 dwellings	26dph
Lillies, Yapton Road	Matthew Homes	1.11 hectares	38 dwellings	34dph
Yapton View, Burndell Road	Bovis	3.61 hectares	108 dwellings	30dph

With regard to the streetscene created by the proposed dwellings visible from Yapton Road (B2233), we disagree their appearance would be harmful to the settings of the listed buildings. For those dwellings visible from Yapton Road the proposed heights, scale, massing and materials remain very similar to the consented scheme as shown on Page 12) of the submitted PDAS. Notwithstanding the need to assess this application on its own merits, to assist with a comparative assessment between the two schemes, please see two streetscenes attached that relate to the Reserved Matters scheme (Y/63/19/RES) and the current 75 dwelling application. In reality the minor difference would be further muted due to the change in levels, distance from Main Road and intervening trees within the open space.

Landscape: The officer agrees there is no material change to the quantum of open space, which exceeds the Council's standards by over 10% and retention of the community orchard and principle of an off-site play area contribution is supported. However, we note there are two primary concerns regarding;

- detail of landscaping proposals, including species, choice, position, densities and size at time of planting; and
- density of the development, suggesting the layout is 'very cramped' and 'over developed'.

With regard to the first issue we respectfully request these matters are dealt with by way of a standard landscape condition or S106 obligation, which in turn would inform what level of net biodiversity net gain could be achieved from redevelopment. As the majority of the site is of low ecological value, with exception of the field margins that are predominantly proposed for retention and reinforcement, it is considered the oversupply of greenspace an additional planting proposals provide a good opportunity for some net biodiversity gain.

With regard to the second issue, the proposal has been carefully designed to meet internal and external space standards, suitable back to back separation distances and a net average density that is compliant with the range set out in the Council's SPD, as referred to above.

Parish Council: The Parish Council's comments have been responded to in the attached note.

Affordable Housing: Whilst the affordable housing mix is supported in the officer's comments we note an objection has been raised to the proposed 50/50 tenure split. You may recall the S106 Agreement for the outline consent (Y/1/17/OUT) for the 56 dwelling scheme requires a 50/50 tenure split. As the proposed 50/50 tenure split reflects the percentage that has been secured on the previous outline consent it would be inconsistent to require a different split for this application.

Ecology: The submitted Ecology Update Survey and Mitigation Strategy (Sept 2020) is supported and standard conditions for mitigation measures are recommended. The officer also agrees to the biodiversity enhancement measures being incorporated into the landscaping scheme, to be implemented through planning condition.

I hope the above and attached is helpful. Revised plans are to follow this email to address on-site highways comments.

Would you like to schedule a meeting date to discuss the above and perhaps any other issues?

Kind regards

Ian

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