

Y/92/17/OUT - Land east of Drove Lane Yapton BN18 0EB

Outline application with all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping

1. Introduction

Yapton Parish Council (YPC) have given much consideration to the above outline planning application for 300 residential dwellings, link road, public open space and landscaping and surface drainage.

YPC would state that this application is a departure from the made Yapton Neighbourhood Plan (YNP) being outside the Built up Area Boundary (BUAB) and is not identified as a Housing Site within the YNP albeit, the site is being promoted as a Small Strategic Housing Site (SD7) within the emerging Arun District Council Local Plan 2011-2031 (emerging ADCLP). YPC have objected strongly to SD7 with some points raised, namely primary education being upheld by the Inspector at the EiP and voiced within the agreed Minor Modifications which are currently out for consultation.

YPC note that the emerging ADCLP whilst making progress remains to be adopted with Minor Modifications still to be approved. Furthermore, in a very recent Appeal Decision (land South of Ford Lane/east of North End Road, Yapton ref APP/C3810/W/17/3170059) the emerging ADCLP was accorded '**only limited weight given its present stage on the road to adoption**'. YPC therefore question the timing of this application, believing that it should be lead via the emerging ADCLP process opposed to pre-empting it.

YPC are of the view that the current application will have many mitigating impacts upon its existing Community and believe that unless these are fully addressed this planning application cannot be successfully implemented. YPC therefore urge that detailed and considered planning obligations are agreed for the whole site (SD7) to ensure a legacy that promotes a fully integrated and sustainable community which will have minimal impact on the existing Community and its stretched facilities but integrate the two in a positive and seamless manner.

This proposal must have an overarching public benefit for the whole of YPC and not solely for the new combined development. YPC will only support this proposal if such mitigating elements can be properly overcome with adequate solutions put in place by way of Planning Obligations as well as Planning Conditions. Planning Obligations must be set under a realistic timeframe to ensure that they can be properly implemented by the final Party who will eventually build out this proposal and its adjoining sister site Y/91/17/OUT. The proposed solutions must be to the direct benefit of Yapton and not dispersed around the District negating any Public Benefit to the directly affected Community.

2. Site Specific Mitigation of the Impact of Development

i. Masterplan

- a. YPC are deeply concerned that without adequate Planning Obligations and planning Conditions the whole Strategic Housing Site SD7 may become fragmented and disunited if not treated as one binding scheme. YPC therefore seek that both this application and the adjoining one, Y/91/17/OUT, are considered as one comprehensive scheme ensuring that the full impact of the overall 550 new homes on YPC is not underestimated through unintended consequences.
- b. YPC note the positive use of greenspace and landscaping throughout the two schemes but are concerned that a high proportion of open space/landscaping is in fact SUDS features or swales providing no multi use open space in lieu of the lost agricultural footpaths and landscape. Swales have little genuine useable public benefit. YPC would insist that additional useable open space be provided to ensure the well-being of the new community and reflect the existing village's use of green space within housing areas that adjoin open farm land.
- c. YPC recognise the applicant's desire to promote sustainable alternative transport routes such as cycleways. The applicant has accepted the need for a cycleway from Yapton to Barnham Station yet YPC are concerned that the applicant's original transformative proposal has been omitted from the application, namely a new dedicated cycleway route linking Drove Lane to the Barnham-Lidsey Rife/ cycleway. This solution will overcome the physical restrictions of trying to construct a cycleway on the narrow B2233, Yapton Road and should form part of this application.
- d. The masterplan embraces the need to link the new community with old especially via sustainable links such as footpaths and cycleways. YPC welcome this but insist that there is a need to ensure a pelican crossing is put in place on Yapton Road near the junction with North End Road to ensure safe crossing to the north of the village which accommodates both the Primary School and one of the two Doctor's surgeries.
- e. The masterplan notes the need for Public facilities but provides none in terms of buildings. The school is planned to be off site which is YPC's preference but there is no provision for a small community building to support the overall 550 homes which YPC would expect. YPC would suggest that if land cannot be designated within the existing proposed

site then the adjoining Community Asset, Drove Lane Scout Hut, be included as a sustainable solution to integrating old with new and enhancing a strong Community spirit providing a very strong public and social benefit.

ii. Density

- a. YPC welcome the suggested massing and density of the built-up areas especially the inclusion of bungalows. YPC are pleased that the rural nature of the village will be reflected throughout the scheme in terms of design, green space and type of dwelling.
- b. However, YPC are concerned that the use of 'Landmark' buildings may inadvertently create an urban environment opposed to extending a rural village. YPC seek that 'Landmark' buildings are created through good use of materials and landscaping rather than as suggested through height as this would be incongruous with the existing built environment in Yapton.

iii. Housing Mix

- a. YPC would ask that the housing mix recognises the need for its Community to encourage the recycling of family homes within the Parish by encouraging 'downsizing'.
- b. YPC believe that by encouraging the older generations to downsize within the village this would begin to create a sustainable community with housing movement remaining within the Parish. This is currently an unobtainable aim where there is poor provision of suitable accommodation for the 55+ age bracket within the village despite demand. YPC would request that social/affordable housing requirement is adjusted to include this type of housing provision.

iv. Landscaping

- a. YPC, as stated earlier are concerned that much of the landscaping are swales which provide little useable benefit to the public. YPC would ask that this be addressed by providing additional open space that can be readily accessible for use to all throughout the year.
- b. YPC would also question the need for further allotment space but suggest a garden for reflection or indeed other more formal public use.

v. Traffic

- a. YPC note the proposal is dependent upon a central link road. YPC is increasingly concerned at the proposal's viability if the spine road is not fully tied in with the adjoining landowner over a period of at least 10 years by way of Planning Obligation. Occupation of housing must be linked to the opening of this link road which is key to the success of the overall housing site and mitigating the impact of the scheme on the existing Community.
- b. YPC request that to ensure safe and free movement from the site to existing facilities pelican crossings are put in place along Yapton Road near to North End Road. This would ensure safe access to the Primary School, Church and Doctor's surgery.
- c. YPC would draw the applicant's attention to the summary produced by Action with Communities in Rural England (ACRE) in July 2013 for the Community profile for Yapton (Parish) found the Parish to have high dependency on the private motor car for travel to work compared to both the National average and that of West Sussex with only 10.7% of the working population being within 2km of work compared to West Sussex average of 21.7% and only 4.3% working residents using public transport to travel to the work place compared to a National average of 11%, Chichester being the main place of work. YPC would therefore respectfully request that this unique statistic of Yapton's dependency on private cars be properly taken into consideration in terms of traffic movements and a need for additional parking.

vi. Cycleways

- a. YPC are pleased to see good use of sustainable transport within the scheme but are concerned that suggested Heads of Terms for section 106 refer to payments towards a cycle route along the B2233 when a more practical and achievable safe alternative can be achieved as part of this proposal namely a new cycleway linking Drove Lane with Lidsey Rife Barnham.
- b. YPC have been seeking a fully dedicated and safe cycleway linking the village to Barnham and its rail station. Most of our residents drive to work and could be encouraged to use the train if there was a safe dedicated cycleway to Barnham. Secondly, the majority of our secondary students travel to Barnham to get to their chosen school. A safe dedicated cycleway would ensure the safety of our children, promote a healthy living and remove unnecessary school run trips from the local road network. YPC

have suggested that applicant provide a dedicated cycleway on adjoining land within their ownership which would create a direct link from Drove Lane Yapton to the Lidsey Rife cycleway Barnham. This would provide a safe dedicated route linking Yapton to both Barnham and Bognor Regis with Arun Leisure Centre and Felpham Community College.

vii. Education

- a. The applicant refers to the emerging ADC LP development brief for this site, SD7, requiring a one form entry Primary School or contribution to extend the existing Yapton Primary School. YPC strongly urge that all efforts are made to ensure that Yapton's Primary Education need is fully accommodated and made future proof to accommodate the village's growth from this and its sister site, Y91/17/OUT, and other emerging sites.
- b. Yapton's Primary School is oversubscribed and sufficient sustainable long term spaces must be accommodated within the village. YPC strongly urge that the village has one primary school so as to ensure all children and families have one central focus and point of community within the village. A second school would be divisive and slow any social cohesion between the 'new' and 'old' residents and families. YPC are open to the existing school being expanded or indeed a total relocation within the new development but the drive must be to ensure one school for all and not a dispersment of Yapton's children across the adjoining Parishes.
- c. YPC would make it very clear that it cannot support a scheme that fails its children and any new children that enter its parish in terms of adequate Primary Education facility. A solution that off-sets Yapton's Primary provision to adjoining Parishes would fail to mitigate a significant social impact on existing and future residents.

viii. Doctor's Surgery

- a. It is imperative that Yapton has sufficient medical provision within the village and YPC would look to both applicants to suggest a co-ordinated solution. The current suggested solution of a new provision to be contributed to on the Ford parish SD8 site is woefully short of meeting this Community's needs especially when taking into consideration the timing relating to the Ford site compared to this applications proposed timing. New residents on the applicants proposal will be waiting years for a new surgery to be built at Ford adding to the strain on existing NHS facilities.

- b. YPC therefore seek that the Planning Obligations ensure that a solution is found within the Parish and not deferred to a site earmarked for development at the end of ADC LP's life.

ix. YPC's Existing Community Facilities

- a. YPC have concerns that unless adequate supporting facilities are incorporated within the new proposal such as supporting play areas, community building, significant additional strain will be placed on the Parish's existing Community Hall, playing field and play area. This must be considered whilst finalising the overall masterplan.

3. Conclusion

YPC acknowledge ADC's need for additional housing land and with this in mind will support this application but with strong reservations that require addressing before planning is forthcoming. Housing Need cannot be the only consideration to be met when assessing this currently speculative large scale housing proposal in a rural village such as Yapton.

This scheme must be approached in a truly integrated manner thus ensuring all mitigating impacts caused by the proposal (and its adjoining site Y/91/17/OUT) on the existing Community are fully resolved before the grant of planning. YPC therefore request that the masterplan be modified as outlined in our response.

YPC are of the view that the current application will have many mitigating impacts upon its existing Community and believe that unless these are fully addressed this planning application cannot be successfully implemented. YPC therefore urge that detailed and considered planning obligations are agreed. YPC insist that these obligations must be legally tied to the adjoining application Y/91/17/OUT ie for the whole site (SD7) and for a period of 10 years to ensure that any delays in one or both sites' implementation does not result in a loss of infrastructure and community facilities for the actual Community impacted, Yapton Parish.