

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 31st July 2017

**FROM: Stephen Gee TO: Arun District Council
FAO: Mr S Davis**

SUBJECT: Y/44/17/OUT - Outline Planning Application for 70No. residential dwellings including 30% affordable, public open space & associated landscaping. All matters to be reserved apart from Access (access to be achieved via permitted road (reference Y/93/14/OUT). This application is a Departure from the Development plan.

Land at Stakers Farm, North End Road, Yapton, Arundel, West Sussex

DATE OF SITE VISIT: 21st July 2017

RECOMMENDATION:

**Advice
Objection**

**Modification
No Objection**

X

**More Information
Refusal**

X

S106 contribution total (see below for breakdown): £

Background

The application is for 70 residential dwellings to be provided on lane north of Stakers Farm, Yapton. The proposed development is an extension to the development consented under Y/93/14. A pre application meeting took place in April 2017.

Sustainable Transport

Within our pre app response we raised the issue of options to be explored to introduce a pedestrian connection towards the south of the site through to North End lane, to minimise the distances for residents at the southern end of the development site.

Section 6.10 of the Transport Statement states, a possible future pedestrian/cycle link to North End Road is shown running through the existing farm property which is also under the applicant's ownership.

It is also noted that an application for a residential development is currently under consideration (Y/1/17/OUT) to the south of the site. A link between the two developments would be of benefit to residents of both proposed developments.

Without either of the above links being in place residents of the southern half of the development could face an additional 450 to 500m being added to each trip to facilities such as the local convenience store, village hall, recreation green and bus stops serving the 700 service.

Further investigations should take place into providing an additional pedestrian link to the south of the site.

**Stephen Gee
Planning Services**