

From: Simon Davis

Sent: 09 August 2017 12:47

To: 'Stephen Gee'

Subject: Y/44/17/OUT - Outline Planning Application for 70No. residential dwellings @ Land at Stakers Farm, North End Road, Yapton, Arundel, West Sussex

Dear Stephen,

In your recent comments, you requested further investigations into providing an additional pedestrian link to the south of the site.

The applicants have responded to state that:

"I see that no objection has been raised by WSCC and that the request is simply for clarification. We trust therefore that the following comments provide comfort that the link has been considered through the design process.

With regards to linking the site with the Bonhams Field site to the south, this would be reliant on providing a link through land not within the ownership of either our client and is subsequently not a possibility. Furthermore, as far as I can tell that application has not yet been permitted since it is subject to the signing of the s106 agreement.

In relation to the link to North End Road, I understand you are the Case Officer dealing with application ref Y/33/17/PL. Our clients have confirmed that should this application be permitted then a cycle and pedestrian link could be accommodated through to the site allowing access onto North End Road. This of course depends upon the determination of that application.

Notwithstanding these comments, it remains our view that the proposed residential units would be sustainably located within a close proximity of shops, services and facilities in the absence of any pedestrian link. Distances to bus stops, schools, the doctors surgery, village hall and parade of shops would be located within a reasonable walking distance of the proposal. In this respect, the pedestrian link is not essential for the determination of the application"

Please note that Y/33/17/PL (2 dwellings) as referred to above is likely to be refused on grounds of harm to the Listed Stakers Farmhouse so there would not be a possible link through there. Can you therefore advise whether the lack of a footpath link would be a serious concern or not?

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



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