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Mr Chris Barker
ECE Planning Ltd.
Brooklyn Chambers,
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31 October 2017

Our Ref: Y/44/17/OUT & Y/93/14/OUT

Please ask for:
Simon Davis
Planning Department
Direct Dial: 01903 737874

Dear Chris,

I write with regard to your client's current planning application concerning land at Stakers Farm, Yapton (Y/44/17/OUT) and also in respect of his interest in the land currently with outline permission to the north of the School (Y/93/14/OUT) – although I am also writing to the previous agent concerning that application.

We currently have a number of planning applications or planning enquiries for land to the west of North End Road in Yapton and there is growing concern within the department that none of these sites link to each other and that therefore this part of Yapton could develop as a series of small unlinked estates with no road, foot or cycle access between them. It is considered that this piecemeal approach to development is wholly unsatisfactory and that all sites should instead be linked to facilitate movement across the sites.

In addition, without a joined-up approach, it will be difficult for Arun District Council to fully assess the potential impacts of the growth in the area on infrastructure, the local community and the environment. A masterplan based approach would give infrastructure providers an opportunity to provide early advice on the requirements associated with the developments in their totality. It would also provide an opportunity for the Parish Council and local residents to have a say, which is important given that the areas are outside proposed allocations in the Yapton Neighbourhood Plan.

I therefore write to request that you get together with fellow landowners/developers in order to prepare a Masterplan to cover proposed residential development on land between Bonhams Field (Y/1/17/OUT) at the southern end of North End Road and Land at Street Buildings (Y/49/17/OUT) close to the junction with Maypole Lane at the northern end.

Please reply to myself within 14 days indicating whether your client/s would be amenable to a Masterplan strategy and whether you would be happy to share your details with the other parties. I will then release such details to the other parties to allow you to all meet.

Yours sincerely,

Simon J Davis MRTPI, Principal Planning Officer