

From: Simon Davis
Sent: 24 November 2017 12:51

Subject: RE: Land at Stakers Farm, North End Road, Yapton, BN18 0DU - app. no. Y/44/17/OUT

Dear Richard/David,

I write further to the below. I now better understand the issue in that there are provisions within the signed Tye Lane S.106 agreement requiring a contribution of £180,000 for the A27 Yapton Road junction works.

ECE Planning (Stakers Farm agents) seem to be requesting that a planning condition is imposed on their permission which requires them to provide the works before occupation of the 50th dwelling unless otherwise agreed in writing. This would give them flexibility to not wholly pay for the works or delay providing the improvements if they deliver their scheme before Tye Lane.

I don't consider that a planning condition can be applied in the case of Stakers Farm as this could not secure the necessary contribution and it needs to be within a S.106 with details of the contribution required.

I appreciate that HE have said in your email of 25/10/17 that prior to giving your conditional response to us, the applicant should provide their views on your standpoint and whether they have considered alternatives to maintain safe operation of the A27 Yapton Lane junction. However, this application is now almost 5 months old and ECE planning are continuing to put me under pressure to come up with a compromise solution and then proceed to determine the application. Could we therefore have your formal conditional response so that we can decide whether or not to recommend permission and also include any contribution/provisions within the 106 that is currently being drawn up.

I look forward to hearing from you.

Kind Regards

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From:

Simon Davis

Sent: 13 November 2017 16:50

Subject: Land at Stakers Farm, North End Road, Yapton, BN18 0DU - app. no. Y/44/17/OUT

Dear Richard/David,

I have seen David's latest email to Richard Wells dated 25th October 2017.

I have recently received an email from the agents for the planning application, ECE planning stating that:

"As discussed we would request that an appropriately worded condition is applied to deal with the concerns relating to the A27 right hand turn. We are concerned with the most recent suggested conditional wording from Highways England which allows for the occupation of up to 50 dwellings at Stakers Farm in relation to the Tye Lane development. We are concerned about the triggers and timing of development since the site at Stakers Farm has minimal impact on this junction yet should it come before the Tye Lane development, would be required to deliver the entire junction improvement. Subsequently, we would ask that the Council take a pragmatic approach with regards to the junction improvement and the timings of sites coming forward and agree to the following planning condition:

Improvements to the right hand turn junction of the A27 to Yapton Road will be delivered prior to the occupation of the 50th dwelling unless agreed otherwise in writing with the planning authority in consultation with Highways England.

Ideally the improvements to the junction would be undertaken on a proportional basis and sites would be required to pay a proportional amount based on their likely impact – the improvement as proposed cannot be provided in isolation solely by the Stakers Farm site in the instance that the Tye Lane site doesn't come forward prior to occupation of the 50th dwelling."

They are asking us to take a pragmatic approach which I had thought meant that they wanted us to override your advice. However, upon comparing the suggested condition with that you had previously suggested, I can't see a difference. Anyway, I provide this for your info. Our members are unlikely to go for a recommendation that seeks to downplay the advice of Highways England.

Kind Regards

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