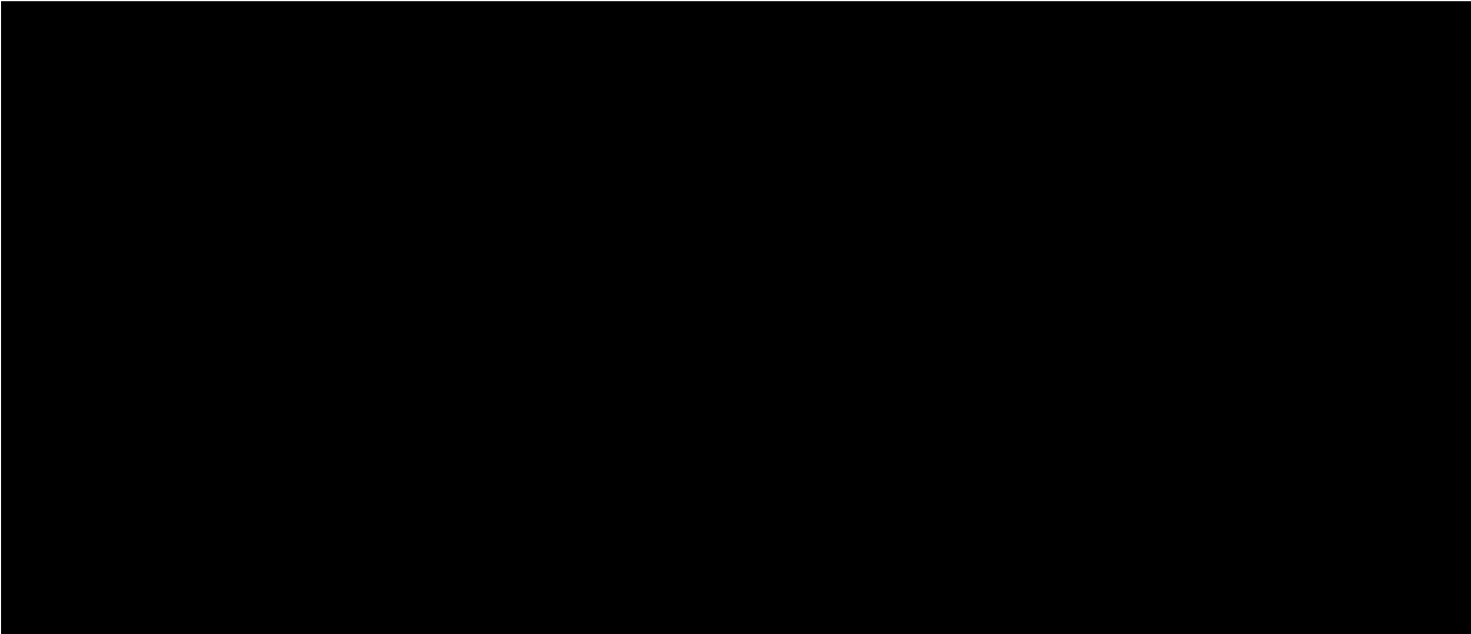




From: Yapton Parish Council Clerk [REDACTED]
Sent: 29 October 2018 12:03
To: Planning
Cc: Neil Crowther; Kevin Owen; Martyn White; Rosalind Bentley; Donna Moles
Subject: Yapton PC updated response to Planning Application for 70 units at Stakers Farm, North End Road, Yapton
29 Oct 2018 - Y/44/17/OUT

Dear Sirs,

YPC have made it very clear from the onset of this application's consultation process that it should and must be considered as part of the overall Parish growth and not as an isolated scheme. The site is key in linking new development to both the south and north of this part of the village as well as safeguarding the village Primary school's future.

Any proposed development on this land must therefore be part of a cohesive development plan document or updated NP. It must also ensure good multiuse connectivity with the whole of the village and surrounding countryside thus compensating for the loss of countryside through opening up new access points to greenspace and countryside.

YPC is therefore prepared to withdraw its standing objection to this proposal on the basis set out in the attached letter.

Regards

Andrew Gardiner
Clerk to Yapton Parish Council



Normal Office hours at Yapton Village Hall – Mondays, Wednesday & Thursday 9.30 a.m. – 12.30 p.m.
At all other times please email or phone [REDACTED]

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Dear Sirs,

Land at Stakers Farm, Yapton
PLANNING REFERENCE Y/44/17/OUT

Further to Yapton Parish Council's (YPC) objection dated 9th August 2017 to the above application, YPC is of the view that there has been considerable movement within ADC's planning and housing policy, culminating in the adoption of the Arun Local Plan in July 2018. YPC also recognise that since its subsequent request in January 2018 for this application to be deferred some positive movement has been achieved with regards to this application and safeguarding the future growth of Yapton Primary School.

YPC's objection acknowledged the District need for additional housing. However, YPC was and remains strongly of the view that additional non-strategic housing sites must form part of a holistic approach to meeting housing numbers at both district and importantly, Parish level. YPC has begun its review and updating of its made Neighbourhood Plan along with engaging fully with ADC's Non-Strategic Site Allocations Development Plan Document (DPD) process.

This process ties with the ALP's 2018 adopted policy

12.1.10 The Council will work closely with Town and Parish Councils to ensure that Non-Strategic Site allocations are appropriately and sustainably located, taking into account all evidence available.

Early indications suggest that Yapton Parish's housing allocation will need to increase from its historic YNP 120 unit figure by a possible additional 90 unit maximum, subject to ADC carrying out a further SA.

YPC have held various discussions with ADC's Planning Policy Team with regards to suggested Parish housing numbers and possible sites. It has been recognised by ADC that the Stakers Farm Site does not contribute towards either the ALP's Housing supply numbers or indeed the currently agreed 5 year Housing Land Supply. For these reasons' ADC recognise and agree that the proposed 70 units will positively contribute as part of or possibly the whole of Yapton Parish's non-strategic site allocations housing number currently being suggested by ADC.

This being the case, YPC will consider this application as part of the ALP's policy to accommodate additional housing through either an updated NP or the non-strategic site allocations DPD process (ALP 2018 H12.1.6) whichever is finally deemed the most appropriate route to adopt. YPC is therefore prepared to withdraw its objection to the above planning application conditional upon the following criteria being met:

1. Yapton Primary School

The proposal cannot be granted planning permission until suitable land has been safeguarded for the existing Primary School's expansion. This is to provide enough additional space for the predicted increase in children generated by new housing schemes in the Parish; namely SD7 (500 units), YNP site allocations (plus ALP future requirement) and recent small site commitments outside the BUAB on the north, south and western edges of the village totalling circa 300 units. YPC request that any legal agreement addressing this land must ensure that the school's expansion is promoted in a timely fashion, safeguarding the Parish's primary aged school children the ability to learn and socialise within their own Parish. Therefore, transfer of this land should not be dependent upon the delivery of the Stakers Farm houses but once an agreed number of new houses within the Parish have been built and occupied.

2. Traffic

YPC wish to see active promotion of a permanent safe crossing point, ideally a pelican crossing or at very least a zebra crossing, on North End Road close to the Primary School. This would enable school children from the east of the village a safe permanent means of accessing their school as well as enabling a safe crossing point for new residents in the Stakers Farm scheme and other proposals on the western edge of the village to access the village facilities safely on foot. It would also encourage fewer parents to drive their children to school knowing that safe passage across North End Road is permanently in place.

3. Connectivity

YPC and its residents have a strong desire to ensure that all new developments within the Parish are connected via multi-user routes and good use of new open space or landscaped through ways. This will ensure that new development blends visually with existing and allows better off-road connectivity for all residents throughout the village and Parish.

Such routes can be dual-purpose; as a safe route to the school thus reducing the congestion outside the school at peak times, as well as providing a much-needed green-route for all vulnerable road users thus avoiding the busy and narrow North End Road. Such a route would eventually link with all new schemes creating a green outer village BUAB multiuser non-vehicular route linking both the old with the new and ensuring safe passage to all the villages' facilities and surrounding countryside thus promoting wellbeing and healthy lifestyles whilst enhancing Yapton's rural heritage.

4. Conservation area/Design

Any scheme must reflect the village's historic core especially where this is a sensitive site being placed close to a Conservation Area and being a key gateway to the surrounding countryside.

5. Parish Allocation Housing Numbers

YPC expect this proposal and its housing numbers to form part of the Parish's additional housing requirement as stated earlier in this letter and as agreed with ADC's Planning Policy Team.

6. Housing Mix

The proposed housing mix must account for village need and not purely District requirements. There is high demand within the Parish for downsizers to relocate to bungalow type dwellings which are more suited to their demographic profile. The addition of such housing would release existing housing stock in the Parish and would become the catalyst to recycling existing housing stock.

YPC have made it very clear from the onset of this application's consultation process that it should and must be considered as part of the overall Parish growth and not as an isolated scheme. The site is key in linking new development to both the south and north of this part of the village as well as safeguarding the village Primary school's future.

Any proposed development on this land must therefore be part of a cohesive development plan document or updated NP. It must also ensure good multiuse connectivity with the whole of the village and surrounding countryside thus compensating for the loss of countryside through opening up new access points to greenspace and countryside.

YPC is therefore prepared to withdraw its standing objection to this proposal on the basis set out above.

Yours faithfully



Andrew Gardner
Clerk of the Council

Cc to

Neil Crowther - ADC
Kevin Owens - ADC
Martyn White - ADC
Rosalind Bentley - ADC
Donna Moles - ADC