

LAND TO THE WEST OF NORTH END ROAD YAPTON

RESERVED MATTERS APPLICATION FOR 108 NEW HOMES

INTRODUCTION

Dandara is currently in the process of preparing two reserved matters applications for residential development on land to the west of North End Road.

The reserved matters applications are being made pursuant to two recent outline planning permissions. The first is the 38 unit scheme with reference:- Y/88/18/OUT granted permission on 26th November 2019 and the second being the 70 unit scheme with reference:- Y/44/17/OUT granted permission 14th December 2018.

THE SITE

The site is located to the west of North End Road, comprising paddocks and grazing land for horses and other livestock.

The site is currently accessed via North End Road, but a new bellmouth access will be constructed in accordance with the planning permission. Two Public Rights of Way run through the land (footpaths 329 and 326) and these will be adjusted but retained on site.

The site is bounded by paddock land and Clay's Farm livery yard to the north; North End Road to the east; further paddock land which benefits from outline planning consent for 56 houses to the south; and agricultural farmland to the west.

THE PROPOSALS

The principle of development has been agreed by the outline planning permissions granted across both sites. The main components of the scheme comprise:

- A total of 108 new homes providing a mixture of 1, 2, 3 and 4 bedroom properties which includes 4 no. 2 bed bungalows.
- 30% (32 units) affordable homes (75% rented and 25% shared ownership)
- 26 of the properties to be provided as Lifetime Homes
- Off street parking to all properties and garages to all 3 and 4 bedroom properties.
- Standalone application for the new access so it can be delivered in a timely fashion, minimising any impact on local roads and the nearby primary school.
- Footpath 329 must be upgraded to a 3m wide multi-use footpath and cycle route in accordance with the Section 106 agreement.
- Footpath 326 will be diverted through the open space to re-connect into the existing public right of way in the north west corner of the site.
- A new footpath on the western boundary connecting land to the north and south
- Public open space including a locally equipped area of play for children
- Additional landscaping and ecological enhancements throughout the site

WHO IS DANDARA?

Dandara is one of the UK's largest independent property development companies who build award-winning homes. We are known for our innovative design and our passion for quality is paramount. The customer is at the forefront of all that we do, and we strive to work with existing communities as well as creating new communities in the areas in which we build.

Our nearby Windroos development in Littlehampton is available to view where our sales team would be delighted to welcome you.

WHAT HAPPENS NEXT

Dandara strive to work with the community, listening and adapting their concepts to fulfil the demand of the locals. With this in mind, we would appreciate if you could take the time to review the proposals and provide us with your comments prior to the submission of the application to the Council. We have already had meetings with the Parish Council and Arun DC and have received positive feedback.

If you wish to comment, please send these to the following email address:



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