

Land North of Yapton Primary School
Planning Ref Y/88/18/OUT
December 19th, 2018

Dear Sirs

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Yapton Parish Council have fully considered the above application and note that it is both in accordance with the ALP 2018 and Yapton Neighbourhood Plan being site SA1. YPC fully support the designation of land for housing provided such a development fully adopts the YNP Policy SA1.

YPC would comment that whilst the application is for outline consent with some matters reserved, YPC's support is conditional upon the following factors being addressed during the planning process:

1. 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.

Whilst it is acknowledged that the site is on the 'school-side' of north end road, new residents will need to cross the road to use the village's facilities namely shop, village hall, religious buildings, playing fields etc. For this reason, the proposal will be dependent upon a safe crossing on North End Road especially with the upgrading of the North End level crossing.

2. 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 improved 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

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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.

YPC note that a 5m buffer is being proposed along the western boundary and would seek that this is widened to accommodate such a multi-use path that will link with the Staker's Farm and Bonham's schemes (Y/44/17/OUT and Y/1/17/OUT respectively)

With regard to the existing PRow YPC expect it to be reinstated and upgraded to allow multi use ensuring that it a public right of way for the whole community and not simply the fully able. It must be recognised that this PRow is currently a very rural footpath linking open fields to the public. YPC expect the PRow to have improved landscaping to ensure that the PRow maintains the 'illusion' of a rural route and not simply a narrow alleyway running behind new housing.

3. Conservation area/Design

Any scheme must reflect the village's historic core especially where this is a sensitive site being adjacent to a Conservation Area and backing onto agricultural open land.

4. 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 would also expect that any revised section 106 agreement will ensure that adequate provision is made towards the expansion of the existing Yapton Church of England Primary School as supported by WSCC. YPC would also seek health contributions to be made towards a new medical centre on the Ford Strategic Housing Site SD8.

Any proposed development on this land must be part of a cohesive development plan and positively contribute towards Yapton Parish' growth and maintain and enhance its rural character.

YPC will support this application providing the above points are taken into consideration by way of conditions.

Yours faithfully