

From: Simon Davis
Sent: 30 April 2019 12:40
To: Yapton Parish Council [REDACTED]
Subject: Y/88/18/OUT Land north of the Yapton Primary School - 38 dwellings

Dear Andrew,

I write ref the Yapton Parish Council (YPC) comments on this application. The YPC response stated that their support is conditional upon certain factors being addressed. My summary of the comments is that the following are the key factors:

1. 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
2. Widening of the western buffer planting area to accommodate a multi-use path that will link with the Staker's Farm and Bonham's schemes
3. Upgrading of the existing PROW
4. Respect for the village's historic core
5. Proposed housing mix must account for village need in particular the addition of bungalows
6. Section 106 contributions sought for the expansion of the existing Yapton Church of England Primary School
7. Section 106 contributions for a new medical centre on the Ford Strategic Housing Site SD8
8. New development to be part of a cohesive development plan

Our response is that:

1. Advice was received from West Sussex County Council (WSCC) Highways in respect of the proposed development of Clays Farm (the adjoining site to the north) to say as the site lies on the same side of the road as the primary school, a crossing point cannot be requested. It was also determined with regard to the Stakers Farm development (the adjacent site to the south) that a crossing point should be promoted by the school itself (i.e. by WSCC Education) when plans are drawn up to physically expand the school. Furthermore, there are no policies within the Yapton Neighbourhood Development Plan (YNDP) to support the provision of a crossing point here;
2. The buffer shown to the western boundary is required to soften the development and maintain a green boundary to the adjacent fields. This is required under the terms of YNDP policy SA1 and was previously agreed in the determination of application Y/93/14/OUT. It is also noted that there is no western boundary pathway provision shown within the indicative layouts for either the Stakers Farm or Bonhams approved

schemes. However, as both of these schemes and this application are in outline with no firm details as to layout, this could be explored at the reserved matters stage for all three developments (and in respect of the Clays Farm site to the north if that were to receive approval). Notwithstanding, there will be a road and footway link between this site and Stakers Farm - and it is noted that there is potential for a connection from the Stakers Farm site to the Bonhams site. There is also an existing footpath link into the Clays Farm site to the site care of footpath 326. A condition is to be imposed to require that the reserved matters application include details of how the scheme will link with surrounding land;

3. The applicant has agreed, as per the comments of the WSCC PROW Officer, to show the widening of footpath 329 from 2m to 3m to enable it to be used as a shared cycle-way and to provide a more open, welcoming aspect for users and residents;
4. The site does not adjoin the Conservation Area and is around 185m from its edge at the closest point - and with a School and an existing residential site in between. It was not considered, at the time of Y/93/14/OUT that there would be any harm to the setting of the Conservation Area and it is noted that YNDP policy SA1 contains no requirements in respect of historical character. The western buffer planting is designed to ensure that views of the new houses are softened when viewed from the agricultural land to the west;
5. An informative will be added to ensure that the applicant is aware of the requirements under policy H2 of the Yapton Neighbourhood Plan which requires a specific dwelling mix so that the reserved matters application can be prepared accordingly;
6. The completed Section 106 Agreement will include a contribution towards additional facilities at Yapton CofE Primary School;
7. The NHS have been consulted on this application but have not responded with any comments or requests for a contribution; and
8. The detailed design of the application scheme pursuant to a reserved matters application could be influenced by a development plan document or an updated Neighbourhood Plan if such is produced before the Reserved Matters application is submitted. As noted above, under point (2), a condition will be imposed requiring that the reserved matters application include details of how the scheme will link with surrounding land; and

If we do not hear anything further from you by the 16th May (by which time we anticipate the Section 106 to have been signed) then the application will be approved under delegated powers.

Kind Regards

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