

[REDACTED]

From: Yapton Parish Council Clerk [REDACTED]
Sent: 16 May 2019 13:39
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/88/18/OUT Land north of the Yapton Primary School - 38 dwellings

Simon,

I set out below a response I have received from the Chairman of Yapton's Planning Committee.

"In response to Simon's comments I would suggest that his recommendations align with both the PC and YNP2 Steering Group strategic approach to new sites. I would request that additional wording is added at the end of point two, these to be : extending along the village's BUAB western edge extending from the southern area fronting Main Road B2233 (Bonhams) running north to Maypole Lane.

(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 Bonham's 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 its noted that there is potential for a connection from the Stakers Farm site to the Bonham's 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 extending along the village's BUAB western edge extending from the southern area fronting Main Road B2233 (Bonham's) running north to Maypole Lane.

I would suggest that YPC strongly stress that the current YNP will not have addressed a pedestrian crossing on North End Road due to the plan only promoting 35 units to its west or indeed an enlarged school and so would suggest a more pragmatic approach taken to addressing safe road crossings i.e. point 1. With the recent pressures on housing need and the subsequent 'windfall housing' along this western edge of the village's BUAB there is now a need to consider the whole western edge i.e. Bonham's, Stakers Farm, this site and the larger school and how new residents living to the west of North End Road can safely cross it. A pedestrian crossing isn't simply for school children, it should also be considered as a mechanism of linking new residents to the existing village's facilities safely on foot or bike.

I note Simon's comment re Clay Farm and would suggest that it should only get approval if it is deemed that ADC no longer has a 5 year housing supply as the site is a departure from the development plan and hasn't been part of any community discussion as part of the Non-Strategic Small Housing Site process i.e. exactly the same approach as taken with the recently refused Bonham's Hoe Lane site. It would be worth raising this with Simon so that we have clarity as to what is happening as such a contradiction in planning decision making would make it pointless our updating our NP or indeed ADC's own NSSS DP."

I hope that helps with determining the above application.

Regards

Andrew

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.

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 30 April 2019 12:40

To: Yapton Parish Council Clerk [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

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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