



From: Dominic Smith [REDACTED]
Sent: 08 April 2015 11:58
To: Simon Davis
Subject: RE: App Y/93/14/OUT - Land North of Yapton C of E Primary School

Good morning Simon,

Thank you for sending the revised plans through. I can advise that I have no further comment to make on the proposed layout; the principle of the layout is considered to be acceptable and detailed matters such as visibility splays, parking provision etc would be considered through any subsequent reserved matter application.

To clarify the WSCC position subsequent to the on-going discussions between the Arun, WSCC, Yapton PC, the school and the Applicant I can advise that a contribution of £60k is sought for the County Councils 'Safer Routes to School' Team to progress a scheme of works along North End Road in connection with the Neighbourhood Plan (NP) and concerns regarding congestion along the road as a result of parking in the vicinity of the school. The land identified in the NP and previously requested by WSCC is not required.

The WSCC 'Total Access Demand' calculator has been used to assist in identifying a reasonable level of contribution in order to ensure it meets the CIL Reg 122 test in that it is proportionate to the scale of development. However, I appreciate that Arun have not adopted the TAD methodology for the collection of contribution towards highway infrastructure improvements. Therefore, the value of the contribution relates to the expected cost of a scheme of works. In terms of satisfying tests relating to directly related to the development and necessary to make the development acceptable in planning terms, parking on the road was raised as a matter through the Road Safety Audit, to which the Designer Response was approved on the basis that a scheme of works was being funded by the Applicant to address the concerns. I would recommend an early trigger to the payment towards improvements in order for the scheme of works to be progressed at the earliest opportunity; I would suggest first commencement of development would be appropriate.

Kind regards,

Dominic

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From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 27 March 2015 12:13
To: Dominic Smith
Subject: App Y/93/14/OUT - Land North of Yapton C of E Primary School

Hi Dominic,

I know you took the attached plans away with you on Tuesday but I've attached scans of them. If you have any additional HW comments on the amended plans, please let me have them before 22/04/15 this being the Ctte date I intend to try to get the application to (but is dependent on the YPC agreeing to the package of highway improvements) before I have to finalise my report..

Kind Regards

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