

From: Amanda Scholes on behalf of Planning.Responses
Sent: 23 November 2020 08:31
To: Planning Scanning
Subject: FW: Y/106/20/PL - Land to the south of Ford Lane east of North End Road, Yapton

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 20 November 2020 15:29
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Y/106/20/PL - Land to the south of Ford Lane east of North End Road, Yapton

Please upload the following email trail from the applicant confirming the draft conditions to be imposed on planning application **Y/106/20/PL** - Land to the south of Ford Lane east of North End Road, Yapton.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Sign up to our newsletter [here](#)



From: Tilly Wishaw [REDACTED]
Sent: 20 November 2020 15:11
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Craige Burden [REDACTED]
Subject: RE: Y/106/20/PL - Land to the south of Ford Lane east of North End Road, Yapton

Michael,

That's great, thank you.

Kind regards,

Tilly

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 20 November 2020 15:06
To: Tilly Whishaw [REDACTED]
Cc: Craige Burden [REDACTED]
Subject: RE: Y/106/20/PL - Land to the south of Ford Lane east of North End Road, Yapton

=====
THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE.
CHECK THE EMAIL ADDRESS, AS IT MAY BE SPAM!
=====

Tilly,

I have deleted the materials condition (Condition 6) and I have amended Condition 4 to read:

"The development hereby approved shall be carried out in accordance with the following approved plans:

- Drawing No. RHSNC-SAL-01 Rev. D - Sales Arena Layout
- Drawing No. D2831-FAB-00-GL-DR-L-0100 Rev. PL00 - Sales Arena Coloured Masterplan
- Drawing No. RHSNC- SAL-01 Rev. D - Sales Arena Layout
- Drawing No. 401 Rev. C02 - Harrogate Sales Centre: Elevations A1
- Drawing No. 201 Rev. A - Harrogate Sales Centre: Structural Layout Ground Floor
- Drawing No. 202 - Harrogate Sales Centre: Structural Layout First Floor
- Drawing No. EF_LEAMQ_DM2 Rev. A - Leamington Lifestyle Floor Plans and Elevations
- Drawing No. EF_HENL_DM.6 Rev. A - Henley Elevations
- Drawing No. EF_HENL_DM.6 Rev. A - Henley Floor Plans
- Drawing No. EF_STRS_DM.8 Rev. B - Stratford Floor Plans & Elevations
- Drawing No. 072 Rev. B - Materials Plan
- Drawing No. REDFL-001 Rev. A - Redrow Flag
- Flag Specification: Proof No. 1 Job No. Q60769, 04/04/18.
- Advertisement Dimensions
- Landscape CDM Risk Register (Ref. D2831-FAB_00_XX_RR_L_002).
- Sales Area Soft Landscape NBS Specification, August 2020 (D2831_FAB_00_XX_SP1_L_002 Rev. PL00).
- Drawing No. 0301 Rev. PL00 - Detail Planting Plan
- Drawing No. 0302 Rev. PL00 - Plant Schedule and Maintenance Specification

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.

I will impose similar conditions to Angels Nursery, Barnham.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk



Sign up to our newsletter [here](#)



From: Tilly Whishaw [REDACTED]
Sent: 20 November 2020 14:55
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Craige Burden [REDACTED]
Subject: RE: Y/106/20/PL - Land to the south of Ford Lane east of North End Road, Yapton

Michael,

Having reviewed the conditions, the requirement for the submission of materials prior to DPC seems very detailed. There is no such condition on the wider development. The proposal will be constructed in accordance with the materials plan approved within the RM application to ensure a timely conversion to the residential dwelling at the end of the sales home requirement. Given that this is a temporary consent, which will be constructed in accordance with the approved materials plan, could this condition be removed?

If you agree with the above suggested change, we would be happy for similar materials to be imposed on the Angels Nursery, Barnham.

Kind regards,

Tilly

Tilly Whishaw
Planner

Redrow Homes Limited
Redrow House Unit 1 Faraday Office Park
Rankine Road, Basingstoke
Hampshire, RG24 8QB



DEVELOPING THRIVING COMMUNITIES BY
VALUING PEOPLE AND BUILDING RESPONSIBLY

The contents of this email are subject to Redrow's disclaimer. Click [here](#) to read our disclaimer.

Think before you print

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 19 November 2020 16:30
To: Craige Burden [REDACTED]; Tilly Whishaw [REDACTED]
Subject: Y/106/20/PL - Land to the south of Ford Lane east of North End Road, Yapton
Importance: High

=====

THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE.
CHECK THE EMAIL ADDRESS, AS IT MAY BE SPAM!

=====

Dear Craig and Tilly,

Do you find the following draft conditions to be acceptable to impose on planning application **Y/106/20/PL** – for the temporary commercial use of 4 previously approved dwellings for use as a sales area and sales office and show homes including access, parking and landscaping, Land to the south of Ford Lane, east of North End Road, Yapton:

1.The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission; and the Local Planning Authority must be notified in writing on commencement of the development.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2.The commercial use of the buildings hereby permitted shall be discontinued permanently on or before the expiration of the 5 year period from the commencement of development; and the buildings will be converted for use as dwelling houses, with their own domestic curtilages, driveways and garages. The houses on Plots 1, 2 and 3 would need to be constructed along with the internal estate road which would run in front of Plots 1 to 7 inclusive, in accordance with the layout plan (Drawing No. 065 Rev. A) approved under reserved matters.

Reason: The Local Planning Authority would not normally grant permission for a commercial development in this location but under the circumstances prevailing it is considered reasonable to make an exception in this instance and to allow the development for a limited period, in accordance with Policy D DM1 and Policy D SP1 of the Arun Local Plan.

3.The customer car park, the illuminated bollards, the railings, the footways and the advertisements identified on Drawing No. D2831-FAB-00-GL-DR-L-0100 Rev. PL00 - Sales Arena Coloured Masterplan and the other approved plans shall be removed from the site; and the commercial buildings shall be converted into dwelling houses within 5 years from the commencement of development.

Reason: To ensure the commercial development is for a limited period and that the buildings are converted for residential use, in accordance with Policy D DM1 and Policy D SP1 of the Arun Local Plan.

4.The development hereby approved shall be carried out in accordance with the following approved plans:

Drawing No. RHSNC-SAL-01 Rev. D - Sales Arena Layout

Drawing No. D2831-FAB-00-GL-DR-L-0100 Rev. PL00 - Sales Arena Coloured Masterplan

Drawing No. RHSNC- SAL-01 Rev. D - Sales Arena Layout

Drawing No. 401 Rev. C02 - Harrogate Sales Centre: Elevations A1

Drawing No. 201 Rev. A - Harrogate Sales Centre: Structural Layout Ground Floor

Drawing No. 202 - Harrogate Sales Centre: Structural Layout First Floor

Drawing No. EF_LEAMQ_DM2 Rev. A - Leamington Lifestyle Floor Plans and Elevations

Drawing No. EF_HENL_DM.6 Rev. A - Henley Elevations

Drawing No. EF_HENL_DM.6 Rev. A - Henley Floor Plans

Drawing No. EF_STRS_DM.8 Rev. B - Stratford Floor Plans & Elevations

Drawing No. REDFL-001 Rev. A - Redrow Flag

Flag Specification: Proof No. 1 Job No. Q60769, 04/04/18.

Advertisement Dimensions

Landscape CDM Risk Register (Ref. D2831-FAB_00_XX_RR_L_002).

Sales Area Soft Landscape NBS Specification, August 2020 (D2831_FAB_00_XX_SP1_L_002 Rev. PL00).

Drawing No. 0301 Rev. PL00 - Detail Planting Plan

Drawing No. 0302 Rev. PL00 - Plant Schedule and Maintenance Specification

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.

5.Prior to the commencement of development, the site access shown on Drawing No. D2831 FAB 00 GL DR L 301 Rev. PL00 (and any S38/S278 Agreement drawing as may be approved by the Local Highway Authority) must be completed to the satisfaction of the Local Planning Authority in consultation with the Local Highway Authority.

Reason: In the interests of highway safety and to secure satisfactory standards of access for the proposed development, in accordance with Policy D DM1 of the Arun Local Plan.

6.No development above damp proof course (DPC) level shall take place unless and until samples of materials and finishes to be used for external walls and roofs of the proposed dwellings, set out in approved Drawing No. D2831-FAB-00-GL-DR-L-0100 Rev. PL00 - Sales Arena Coloured Masterplan and in the approved material palette, have been submitted to and been approved by the Local Planning Authority and the samples of materials so approved shall be used in the construction of the dwellings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy D DM1 of the Arun Local Plan.

7.The temporary sales area and sales office and show homes shall not be used for commercial purposes until the road(s), footways, and the parking area serving it have been constructed, surfaced and drained in accordance with the approved plans and details.

Reason: To secure satisfactory standards of access for the proposed development, in accordance with Policy D DM1 of the Arun Local Plan.

8.The illuminated bollards must be switched off out of trading hours.

Reason: To enable the Local Planning Authority to control the development in the interests of amenity in accordance with Policy D DM1 of the Arun Local Plan.

9.All planting, seeding or turfing comprised in the approved details in the Sales Area Soft Landscape NBS Specification, August 2020 (D2831_FAB_00_XX_SP1_L_002 Rev. PL00), Drawing No. 0301 Rev. PL00 - Detail Planting Plan, and Drawing No. 0302 Rev. PL00 - Plant Schedule and Maintenance Specification shall be carried out in the first planting and seeding seasons following the opening of the commercial premises as a temporary sales area and sales office and show homes, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of amenity and of the environment of the development in accordance with Policy D DM1 of the Arun Local Plan.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Sign up to our newsletter [here](#)



<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
