

Redrow Homes Ltd
Redrow House
Unit 1, Faraday Office Park
Rankine Road
Basingstoke
RG24 8XB

Date: 11th November 2020

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: Y/112/20/DOC

Dear Miss Whishaw,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under Y/80/16/OUT (APP/C3810/W/17/3170059)
relating to conditions 5-landscape details & 16-LEAP & LAP areas.
Land south of Ford Lane East of North End Road Yapton Arundel BN18 0DS

Notification regarding the above application:

Condition Number 5

The landscaping details submitted pursuant to Condition 1 shall include:

- i) a plan showing the existing trees subject to TPO/Y/2/17 to be retained, together with details of measures for their protection during the course of development;
 - ii) the species, number, sizes and position of new trees, shrubs and hedging to be planted and details of any grassed or other planted areas, including seeding with an appropriate native British wildflower flora mix;
 - iii) measures to enhance biodiversity; and
 - iv) a landscape management plan detailing a programme for the implementation, long term management and maintenance of the 1.1 ha of ancillary public open space and the 2.2 ha of public parkland.
- No more than 50 dwellings shall be occupied unless and until the landscaping has been implemented in accordance with the approved details and any trees, shrubs or hedging plants which, within a period of five years from the date of planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless otherwise approved in writing by the LPA.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 5 imposed on the outline planning permission Y/80/16/OUT: relating to the landscaping details is approved and the condition is hereby discharged.

- Ford Lane, Yapton, West Sussex: Landscape Maintenance and Management Specification, November 2019, Rev. 08 prepared by Fabrik, 02.10.2020 (Ref. D2831_FAB_00XX_SP_L_001.

- Drawing No. D2831 FAB 00 GL DR L 0100 PL09 - Coloured Masterplan
- Drawing No. D2831 FAB 00 GL DR L 0301 PL07 - Detailed Planting Plan Sheet 1 of 8
- Drawing No. D2831 FAB 00 FL DR L 0302 PL09 - Detailed Planting Plan Sheet 2 of 8
- Drawing No. D2831 FAB 00 GL DR L 0303 PL09 - Detailed Planting Plan Sheet 3 of 8
- Drawing No. D2831 FAB 1 GL DR L 0304 PL09 - Detailed Planting Plan Sheet 4 of 8
- Drawing No. D2831 FAB 00 GL DR L 0305 PL09 - Detailed Planting Plan Sheet 5 of 8
- Drawing No. D2831 FAB 00 GL DR L 0306 PL09 - Detailed Planting Plan Sheet 6 of 8
- Drawing No. D231 FAB 00 GL DR L 0307 PL06 - Detailed Planting Plan Sheet 7 of 8
- Drawing No. D2831 FAB 00 GL DR L 0308 PL05 - Detailed Planting Plan Sheet 8 of 8
- Drawing No. D2831 FAB 00 GL DR L 0309 PL09 - Planting Schedule and Maintenance Specification
- Drawing No. D2831 FAB 00 GL DR L 0501 PL09 - Boundary Treatment Plan
- Drawing No. D2381 FAB 00 XX DR L 0502 PL06 - Detailed Play Provision LAP 1
- Drawing No. D2831 FAB 00 XX DR L 0503 PL06 - Detailed Play Provision LAP 2
- Drawing No. D2831 FAB 00 XX DR L 0505 PL06 - Detailed Play Provision - LEAP
- Drawing No. D2831 FAB 00 GL DR L 0601 PL07 - Tree Setting Out Plan 1 of 8
- Drawing No. D2831 FAB 00 GL DR L 0602 PL09 - Tree Setting Out Plan 2 of 8
- Drawing No. D2831 FAB 00 GL DR L 0603 PL09 - Tree Setting Out Plan 3 of 8
- Drawing No. D2831 FAB 00 GL DR L 0604 PL09 - Tree Setting Out Plan 4 of 8
- Drawing No. D2831 FAB 00 GL DR L 0605 PL09 - Boundary Treatment Plan 5 of 8
- Drawing No. D2831 FAB 00 FL DR L 0606 PL09 - Boundary Treatment Plan 6 of 8
- Drawing No. D2831 FAB 00 GL DR L 0607 PL05 - Tree Setting Out Plan 7 of 8
- Drawing No. D2831 FAB 00 GL DR L 0608 PL0 - Tree Setting Out Plan 8 of 8

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning