

Mr Sean Havis
Compton House
The Guildway
Old Portsmouth Road
Guildford
GU3 1LR

Date: 26th January 2022

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/167/21/DOC

Dear Mr Havis,

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/49/21/RES relating to conditions 3-in curtilage cycle stores; 4-Landscaping Measured Works Schedule, 5-alternative surfacing to those pathways shows as hoggin, 7-proposed location of required fire hydrants, 10-proposed footpath/cycle links between the ends of the cul-de-sacs on perimeter of site are at least 3m wide and feature some form of modal filler, 11-continuous footway outside plot 214 & 12-retention of existing metal estate fencing around sheep field & replacement of damaged sections and removed old sections.

Land East of Drove Lane Yapton BN18 0EB

Notification regarding the above application:

Condition Number 5

Notwithstanding that the details of hard landscaping are approved through this decision, no development above damp proof course (DPC) level shall take place until the full details of an alternative surfacing to those pathways shown as hoggin shall submitted to and approved in writing by the Local Planning Authority. Thereafter the new footpaths and any amendments to existing paths shall be laid in accordance with the approved plans and permanently retained in good condition thereafter.

Reason: The use of hoggin is unsuitable as it does not provide year round accessibility for wheeled/pedestrian users and can become maintenance prone in highly trafficked areas. This condition is required in accordance with policies D DM1 & LAN DM1 of the Arun Local Plan.

Decision:

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

You initially proposed the use of flexipave to the footpaths in line with the request of Yapton Parish Council on application Y/49/21/RES however, it was clear that WSCC would not agree to this and that they will be maintaining the affected public rights of way. Instead, they requested the use of tarmac

and you have amended the submission (Surface Finishes Sheets 1-4 PLN-1-4200, 4201, 4202 & 4203 all Rev H) to reflect this. The condition is therefore discharged on the basis that tarmac will be used on the affected paths and permanently retained in good condition thereafter.

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

Yours sincerely

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to read 'NC' followed by a small dot.

Neil Crowther
Group Head of Planning