

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 hoggins, 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 12

None of the dwellings hereby approved shall be occupied unless and until plans and details have been submitted to and approved in writing by the Local Planning Authority in respect of the retention of the existing metal estate fencing around the sheep field and the replacement of damaged sections with replacement fencing that is as close a match to the existing as possible. The new fencing sections and removed old sections shall be installed in accordance with the approved details prior to first occupation of any of the dwellings and the existing and new fencing shall thereafter be retained in perpetuity.

Reason: In the interests of the appearance and setting of the Conservation Area in accordance with Arun Local Plan policies HER SP1 and HER DM3.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

This condition requires the submission of plans and details to show the retention of the existing metal estate fencing around the sheep field and the replacement of damaged sections with replacement fencing that is as close a match to the existing as possible. You have provided a plan which indicates that a significant section will need to be replaced and you have provided a photo of a replacement

fencing type. There are no details however of the make/model/design of said fencing. It is also unclear how the existing sections will be treated to enable the old and new to match as best as possible. Without this information, it is not currently possible to agree to the discharge of this condition and you will need to make a new submission. Our Conservation Officer has stated that he is happy to attend the site with you to discuss options in order to enable you to make a successful resubmission.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning