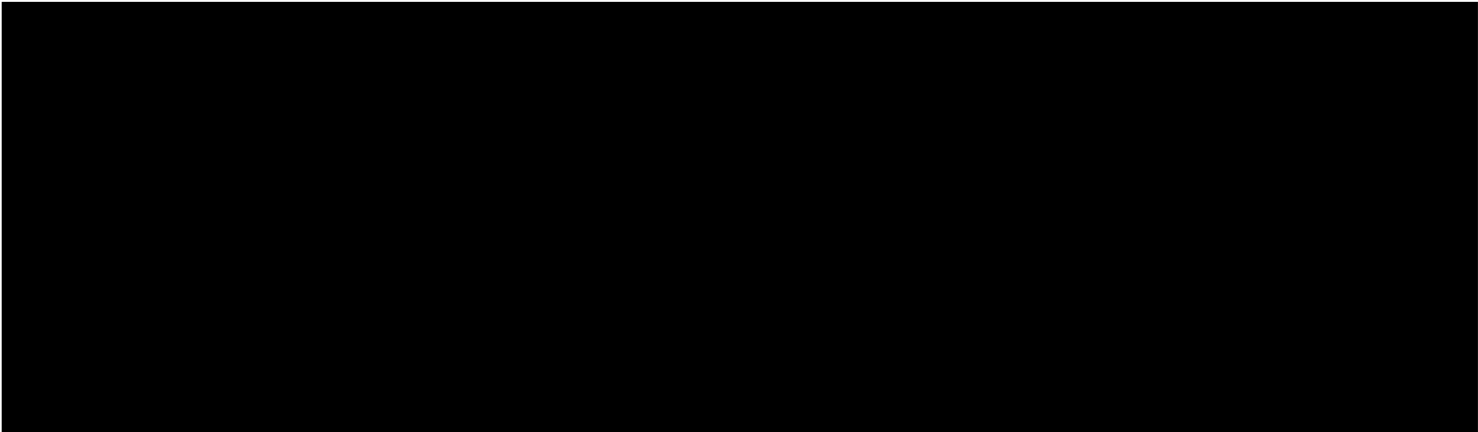




From: Simon Davis
Sent: 14 April 2021 16:21
To: Luke Challenger [REDACTED]
Subject: Y/19/21/PL & Y/18/21/RES - Clays Farm North End Road Yapton BN18 0DT

Hi Luke,

Thanks for your email.

Regarding Y/19/21/PL, I have heard back from Highways England and they confirm that they will defend any appeal that is submitted following a refusal. I look forward to receipt of your comments on this application before the end of this month.

Regarding Y/18/21/RES, I have now assessed the application and provide the following comments:

Consultation Matters

The responses of our Tree Officer, Landscape Officer, Environmental Health and Drainage are still awaited. It is unlikely that these will be received this week due to the shutdown of our planning database systems (note that it is not possible to view the online files this week). If I have not heard from this by Monday, I will issue chasers. I also do not believe I have yet heard from Yapton Parish Council but can't check this.

Of the responses received thus far, the key one to consider is that of WSCC Highways who request more information in the form of 6 numbered points. I also note a recent objection on behalf of Redrow (who are developing the site next door) and who make some valid points some of which I had already picked up.

Application Issues

I have the following issues and would invite you to make changes to the scheme:

- The housing mix as shown on page 8 of Planning Statement is not in complete accordance with the mix set out by either YDNP or ALP policies. Is there a justification somewhere that I have missed for this mix?
- It appears that the garages are undersized versus the standard in the Arun Design Guide. To be counted as half a space each, garages must be at least 6m by 3m. The garages in the scheme are 5.88m by 3.09m. However, even if the garages are not included, the parking provision still exceeds the requirement so there is no need to enlarge these.
- The accommodation schedule is helpful but could you please revise to show the internal measurement in sq metres not sq foot so I can easily compare against the national space standards.
- It is unclear from the layout plans which of the plots/house types are to be M4(2) compliant.
- There is no plan submitted to show hard landscaping/surfacing

- Can you also provide a context plan to show the scheme relates to the adjoining approved developments.
- There are some issues with the footpath connections to adjoining land:
 - o The width and position of the link into the Redrow site matches with that approved by Y/146/20/RES, but no details are given as to surfacing so I can check whether this matches.
 - o The width and position of the link into the Dandara site does not match with that approved by Y/71/20/RES. The width indicated by the Dandara scheme is 3m whereas you show 2m. It is also unclear where the paths will meet and there are no details of surfacing. Please liaise with Dandara to ensure these will meet.
- I have a concern with the 2 visitor spaces in front of plots 31-33. I believe that in this position they will just be used by the occupiers of those homes. I suggest relocating these to the opposite side of the road and further west into the site.
- I am not happy with the presence of the substation in the streetscene for person entering the estate. This should be relocated elsewhere to a less obvious position. If this is not possible then I would want to see it screened out by a hedge plus more small trees.
- I agree with Redrow's concern re the expanse of brick wall between plots 1 & 6 fronting the POS. Could this boundary not be formed by a hedge with a fence behind?
- I spoke with our Group Head of Planning and his view is that it is not clear what the layout was trying to achieve in terms of sense of place and how it responds to the Design Guides.

If you wish to have a meeting to discuss these points then I currently have some time on either 27, 28 or 29 April.

If you wish to make changes then I would need to have amended plans etc by the 5th May to allow time for any re-consultation.

Kind Regards.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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Please note that essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

From: Luke Challenger [REDACTED]
Sent: 12 April 2021 09:52
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/18/21/RES - Clays Farm North End Road Yapton BN18 0DT

Morning Simon,

Thank you for the update on this.

We are keen to review the further responses and to discuss any outstanding issues with the reserved matters application as well as the separate application to remove condition 17 on the outline consent.

It would be useful to arrange a meeting to run through these points. Assuming we will receive responses this week would you be able to advise of your availability w/c 19th and w/c 26th April. I am conscious you also need a view from us on the condition 17 application by the end of the month so hopefully if we can arrange a meeting within these weeks that should allow enough time to consider the issue.

Many thanks

Luke Challenger MRTPI
Associate
Black Box Planning Ltd
[REDACTED]

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Company No: 11444297



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