

[REDACTED]

From: Simon Davis
Sent: 20 April 2021 16:47
To: 'Luke Challenger' [REDACTED]
Subject: RE: Y/19/21/PL & Y/18/21/RES - Clays Farm North End Road Yapton BN18 0DT

Dear Luke,

I would expect the path to be in accordance with the hard surfacing plan since it is that plan that governs hard surfaces.

I chased the outstanding consultees on Monday and have had responses back from Landscape, Drainage (both attached) and Environmental Health (raise no comments). Therefore the only outstanding consultee is the Tree Officer.

I can make a meeting about 11.30am on the 29th.

Simon.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Luke Challenger [REDACTED]
Sent: 20 April 2021 15:21
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/19/21/PL & Y/18/21/RES - Clays Farm North End Road Yapton BN18 0DT

Hi Simon,

Apologies for the delay in getting back to you, we have been discussing some of the changes with the team and how we might approach this. If you are still available on Thursday 29th can we arrange a 15:00 meeting? If not we also have availability between 11:00-13:00 and 15:00-17:00. I will send a calendar invite if you're free.

Picking up on your query regarding the approved Redrow North End Road application (ref: Y/146/20/RES). The approved Hard Surfacing Plan shows the footpath connection to comprise surfacing materials of black tarmac and that the grass verged details are specified on the landscaping plans. However, there is a discrepancy on the Detailed Planting Plan and Landscaping Plan (both of which are approved plans) which shows the track as amenity grassland. Can you confirm which of the approved plans you consider to take precedent?

Many thanks

Luke Challenger MRTPI
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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 14 April 2021 16:21

To: Luke Challenger

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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