

[REDACTED]

From: Simon Davis
Sent: 07 April 2022 12:43
To: Lisa Jackson [REDACTED]
[REDACTED]

Subject: RE: Y/3/22/OUT Y/3/22/OUT -Land West of Bilsham Road, Yapton

Dear Lisa,

I did not have time to write this report by the agenda close. There are also outstanding items namely the NH Holding objection and the objection of WSCC. I appreciate that you are satisfied that you have given NH everything they need and that technically (subject to Ctte's decision) we would not be granting the application before the 18 May 2022. However, by putting a report forward for Ctte where there is a NH holding objection, we are inviting trouble from members and the public.

Regarding WSCC's recent comments, I put your response to them but they have maintained their objection:

"We have been working with colleagues in Arun now for a number of years to secure a site for a new secondary school to serve Arun District. Discussions with the landowner of the preferred site as highlighted by the Systra study undertaken by your colleagues have reached an impasse. At a recent meeting and via email exchanges with your Chief Exec, Karl Roberts and our director of Education, Paul Wagstaff and Graham Olway it was advised that we would be objecting to all planning applications until such time as a secondary school site has been secured.

In case you were not aware back in 2019 a joint paper was written between ourselves & Arun officers in relation to the secondary school contributions, I attach a copy for your information. Whilst we understand the developers comments regarding there currently being places available in secondary schools in the area, this capacity has already been allocated as described in P 3a.2 of the attached document, we will not therefore be altering our current position."

I then spoke with colleagues in Strategic and responded on 01/04 to them with further questions and am awaiting a response. We have a concern that if the proposed 4FE provision through expansion of existing schools has already been used up then this may undermine the whole Local Plan strategy as we don't want to be in a position whereby the new secondary school no longer caters for all of the demand created by the strategic allocations (10FE).

The May 4th Meeting is an Extraordinary Meeting which I know nothing about however I have been advised that the next DC meeting for our applications is the 25th May.

I am happy for the matters 1, 3, 4 to be dealt with by condition. M4(2) refers to the Build Regs Standards for accommodation for older people. YNDP policy H3 states *"Dwellings appropriate for the needs of older people In order to provide for the needs of older people in Yapton, developments of five or more dwellings must ensure that a minimum of 25% of the 1-, 2- and 3-bed dwellings provided are delivered to Lifetime Homes standards."* Lifetime Standards no longer exist and instead we refer to M4(2) – this is also explained in our non SPD guidance note

<https://www.arun.gov.uk/download.cfm?doc=docm93ijim4n18133.pdf&ver=19070> (although I am seeking

compliance with the adopted YNDP policy not that guidance). I can condition this requirement but I need an agreement from you that this can be achieved on the full and outline schemes.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Lisa Jackson [REDACTED]
Sent: 05 April 2022 11:53
To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: Re: Y/3/22/OUT Y/3/22/OUT -Land West of Bilsham Road, Yapton

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Dear Simon
Many thanks for your email.

I appreciate the holding objection is still outstanding at the moment, but we are confident that National Highways cannot sustain an objection on this matter. We have provided all the information they requested, including responding to additional queries. Even if the holding objection were still in place given you need to defer for the s106 agreement would you not seek approval subject to a delegation from the committee to complete the s106 and subject to removal of the holding objection?

I do hope in the light of this you will be able to include the application on the agenda for 27th April. I note the only other booked planning committee is 4th May, but this is a 'special meeting'? Would the application be considered at that meeting instead if you can't make 27th April?

In terms of your detailed points. We can provide revised drawings if required but perhaps some of these issues can be dealt with by condition? In response to your specific points:

1. Can I suggest for the Units 10-13 the following condition is imposed. " Notwithstanding the details shown on plan 964-MP-02B Rev B a fence will be erected between plots 10 and 11 to create private outdoor space for each unit."
2. I am not sure what M4(2) housing is, or what policy reference you are making to YNDP? I am assuming this is internal space standards? I am not sure a condition is required for phase 1 as they meet the standard and the other phases will be secured by reserved matters applications?

3. The applicant is very happy to add 5% disabled spaces, can I suggest this is secured by condition as follows:
"Notwithstanding the details shown in the application parking spaces 6,16 and 23 shall be set out as full disabled spaces as per WSCC's guidelines."
4. Given that there is no tree removal proposed at all within the application there was no tree report there was simply the survey drawings and schedule.

I hope this helps but do let me know if you need anything further.

Kind regards,
Lisa

Lisa Jackson MA, BSc MRTPI
Jackson Planning Ltd
Fox Barn, Lower Chute,
Andover, Hants, SP11 9DU

On 31 Mar 2022, at 14:51, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Lisa,

Thanks for your letter which I have added to the file and have asked Tracey to comment on back to me.

I am not sure if the April Committee is achievable given the current position with National Highways and that the agenda for the April Committee closes next Wednesday. I need to discuss this case with Neil when he is back next week to seek his view on whether the report can be agreed with the holding objection in place. I have two other major reports to write which are older than yours so when they are done I will then start on yours then if Neil agrees and I am in time, we may be able to get it on the agenda.

I have just spent a couple of hours today reviewing the detailed elements of the submission. I have not identified any particular concerns but do have a couple of questions/queries for you:

- There does not appear to be any private space for the two GF flats in the 10-13 apartment building. Is the intention that their amenity is served by the communal space around the building? I acknowledge the balconies for the two FF flats.
- I assume your client will agree to a condition to secure provision of M4(2) homes as per the YNDP policy? I couldn't see any reference to this except a tick in the D&A to say it has been considered.
- Our Parking Standards SPD also refers to the need to ensure 5% disabled parking provision as per Manual for Streets. I can't see any reference to disabled parking in the submission and this needs to be shown.
- I can see an Appendix A Tree Schedule and an Arb Impact Plan but no accompanying Tree Report. I have checked the submitted portal files and there wasn't one there either. Is there supposed to be an accompanying report?

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
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