

Rosemarie Dannatt

From: Rosemarie Dannatt
Sent: 11 April 2019 16:50
To: [REDACTED]
Subject: PE/00132/19, ST061/46 [IWOV-Matters.FID1396379]

SCANNED

15 APR 2019

Dear Jofina,

I refer to your enquiry above which was passed to me for reply on 13 February. I apologise for the delay in the Council's response.

Re: 56 -64 (even) Navigation Drive, Yapton, West Sussex, BN18 0FS and 1-7 Tiller Close, Yapton, West Sussex, BN18 0FZ

I can advise that with reference to the Conditions imposed by planning permission granted by Y/48/13, 'Substitution of plots 1-3, 26-28, 35-43, 54,55,57,58,70-99,129-135,141-149,151-163,166, 167,169-173 following a grant of planning permission Y/81/10' granted on 15 October 2013, Council records show that:

Condition 1. Unable to comment except that the Council does not appear to have evidence to show that the permission was not implemented within the time specified.

Condition 2. Unable to comment.

Condition 3. Detail approved on 23 December 2013 by application ref. Y/95/13/DOC, by Y/44/14/DOC on 3 June 2014 and by Y/61/16/DOC on 18 October 2016. I am unable to comment as to whether the detail approved was used in the construction of the buildings.

Condition 4. Detail refused by application ref. Y/44/14/DOC on 3 June 2014, then approved by application ref. Y/95/14/DOC on 16 December 2014 and by app. Y/102/14/DOC on 9 January 2015.

Condition 5. Detail approved by application ref. Y/44/14/DOC on 3 June 2014. I am unable to comment as to whether the maintenance and management of the SUDS system has been carried out in accordance with the approved manual.

Condition 6. Detail approved by application ref. Y/44/14/DOC on 10 June 2014. I am unable to comment further.

Condition 7. Detail approved by application ref. Y/44/14/DOC on 10 June 2014. I am unable to comment as to whether any dwelling was occupied before the scheme was completed in full or whether the scheme has been completed in full.

Condition 8. Unable to locate an application for consideration of approval of the matters reserved by Condition 8 of application ref. Y/48/13.

Condition 9. Unable to comment.

Condition 10. Unable to comment.

Condition 11. Unable to locate an application for consideration of approval of matters reserved by Condition 11 of application ref. Y/48/13. (It may be the case that this detail is that approved under planning ref. Y/31/15/DOC which refers to Cond. 7 of Y/89/14/PL. Unable to comment as to whether secure cycle parking spaces have been provided.

Condition 12. Unable to comment. It is understood that work on site has finished.

Condition 13. Detail approved by application ref. Y/44/14/DOC on 10 June 2013. I am unable to comment further.

Condition 14. Unable to locate an application for approval of matters reserved by this condition as a 'DOC'. It is known however that the emergency access point is in place. The detail is recorded as approved on application Y/31/15/DOC with ref. to Cond. 8 of Y/89/14/PL. (The reference to landscaping and planting under this condition appears to have been added against this planning Condition in error. Landscaping detail was submitted under ref. Y/44/14/DOC but does not appear to have been approved under this application. The Council can advise that the detail of landscaping was approved for the site as a whole under planning ref. Y/90/15/DOC relating to Condition 16 of Y/81/10. Landscaping has been inspected and is at variance with the plans approved. Remedial works have been requested. The compliance file ref. is ENF/34/18 and the matter is not yet concluded.

Condition 15. Detail approved by application ref. Y/44/14/DOC on 10 June 2013. It is understood that bat and bird boxes are in the process of being installed and this matter is the subject of an ongoing compliance investigation on file ref. ENF/34/18 with a view to ensuring a satisfactory outcome. I am unable to comment further.

Condition 16. Details approved by application ref. Y/25/14/DOC on 28 April 2014. Unable to comment as to whether the agreed scheme was implemented by the deadlines identified within the strategy.

Condition 17. Details required were refused under planning ref. Y/25/14/DOC on 28 April 2014.

Condition 18. Detail approved by application ref. Y/102/14/DOC on 9 January 2015. Unable to comment as to whether any building was occupied prior to the foul drainage works being carried out in accordance with the detail approved or whether the foul water drainage system has been carried out in accordance with the detail approved.

Condition 19. Unable to comment.

I trust that this advice is of assistance to you. Details of the decisions made on all of the above applications can be obtained via the Council's website.

Kind regards,

Rosemarie Dannatt

Rosemarie Dannatt | Snr Planning Officer - Compliance, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37507 | External: +44 (0) 1903 737507 | E-mail: Rosemarie.Dannatt@arun.gov.uk

Visit Arun's web site at <http://www.arun.gov.uk>



Save the environment - think before you print.

PE/00132/19

Sheet No. Case No. PE 7/48/13.

ENFORCEMENT CASE HISTORY

(Continuation Sheet)

Date

Initials

13 Feb.
2019

Application rec'd for check of compliance with
Card. Imposed by 7/48/13.

Request submitted to ABC on 3 Dec. 2018; file
to Compliance officer 13 Feb. 2019.

Tel call to J. Phillip - Deronshires - pm. 20 March.
I am about to go on leave - returning 1/4. I cannot
respond on this final case before I go.

I was advised that info is requested within first 2
wks of April. I will do my best to respond.

Decision Notice attached. - dated. 15 Oct 2013

Card 1. - ~~no~~ no evid. to show not comp. with

C.2 - Unable to confirm - no evid. to contrary

C.3. (Naturals).

11/4/19

(for full response see enl sent in response 11/4/19.



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website: www.arun.gov.uk/planning

Charles Church South Coast
Park View House
Wickham Road
Fareham
Hampshire
PO16 7HT

Your Ref: Y/95/13/DOC

Please ask for:

Mr P Cleveland

23 December 2013

Dear Mr Benfield

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for approval of details reserved by condition 3 imposed under Y/48/13 - External materials.

Land to rear of Burndell Road/Goodhew Close Yaptan.,

Notification regarding the above application:

Condition Number 3

No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority. A 'statement of detail' shall be submitted setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The materials and 'statement of details' so approved shall be used in the construction of the buildings.]

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

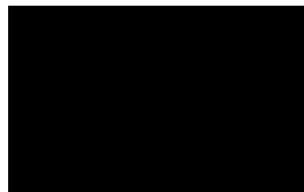
Decision:

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

The Condition is discharged in so far as the submission of detail relates and refers to; Hanson Cheshire Red Multi and Yorkshire Red Blend bricks, Eternit Weatherboarding and dorset flint blocks to elevations, Double Roman - Antique Brown, Double Roman - Old English Dark Red and Duo Edgemere - Smooth Grey roof tiles.

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

Yours sincerely



Karl Roberts
Assistant Director Planning & Economic Regeneration
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website: www.arun.gov.uk/planning

Charles Church South East
Parkview House
100 Wickham
Fareham
Hampshire
PO16 7HT

Your Ref: Y/44/14/DOC

Please ask for:

Mr P Cleveland

03 June 2014

Dear Sir/Madam

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for approval of details reserved by conditions 3 (schedule of materials), 4 (surface water drainage), 5 (Site Specific Maintenance Manual), 6 (boundary treatment), 7 (highway works), 12 (vehicle wheel cleaning), 13 (Construction Management Plan), 15 (mitigation measures in Ecological Appraisal report) Condition 16 (landscaping) and 18 (foul water drainage system) following a grant of planning permission Y/48/13.
Land to the rear of Burndell Road, Yapton,

Notification regarding the above application:

Condition Number 3

No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority. A 'statement of detail' shall be submitted setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The materials and 'statement of details' so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

Decision:

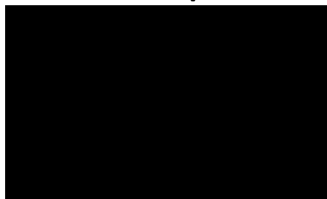
Arun District Council have decided to **APPROVE details reserved by this condition**

The Condition is discharged in so far as the submission of details relates and refers to the 'Statement of Detail' 13th November 2013 and attached material schedule.

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

Yours faithfully



Karl Roberts
Assistant Director Planning & Economic Regeneration

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e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Charles Church Developments Ltd
100 Wickham Road
Fareham
PO16 7HT

Your Ref: Y/61/16/DOC

Please ask for:

Mr R Temple

18 October 2016

Dear Sir / Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for approval of details reserved by condition imposed under Y/48/13/ relating to
condition No. 3 (schedule of materials & finishes to be used for external walls & roofs)
Land to the rear of Burndell Road Yapton,,

Notification regarding the above application:

Condition Number 3

No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority. A 'statement of detail' shall be submitted setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The materials and 'statement of details' so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

Decision:

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

The materials are considered to be acceptable for the surrounding environment and meet the aims of the condition.

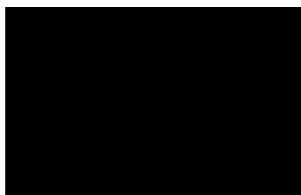
Approved details:-

-MATERIALS SCHEDULE- Yapton rev- F

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

Yours faithfully



Karl Roberts
Director Planning & Economic Regeneration

docdeci



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website: www.arun.gov.uk/planning

Charles Church South East
Parkview House
100 Wickham
Fareham
Hampshire
PO16 7HT

Your Ref: Y/44/14/DOC

Please ask for:

Mr P Cleveland

03 June 2014

Dear Sir/Madam

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for approval of details reserved by conditions 3 (schedule of materials), 4 (surface water drainage), 5 (Site Specific Maintenance Manual), 6 (boundary treatment), 7 (highway works), 12 (vehicle wheel cleaning), 13 (Construction Management Plan), 15 (mitigation measures in Ecological Appraisal report) Condition 16 (landscaping) and 18 (foul water drainage system) following a grant of planning permission Y/48/13.

Land to the rear of Burndell Road, Yapton,

Notification regarding the above application:

Condition Number 4

No development shall take place until such time that fully detailed proposals for the Surface Water Drainage Scheme have been submitted to and approved in writing by the Local Planning Authority. The design shall follow the hierarchy of preference for different types of surface water drainage systems disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location of the proposed structures. The percolation tests and design shall be carried out in accordance with BRE 365 and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway and the highest recorded groundwater table. The Scheme shall have provision to ensure that there is capacity in the system to contain below the lowest ground level the 1 in 100 year event plus 30% on stored volumes. Adequate freeboard shall be provided between the base of the soakage structure and the highest recorded ground water level identified in that location.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

Decision:

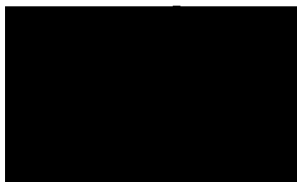
Arun District Council have decided to **REFUSE** details reserved by condition for the following reasons:

The Councils Drainage Engineer requires further information in order to assess the application in detail. The Condition cannot therefore be discharged until this information has been provided. Please refer to the Drainage Engineers detailed comments which outlines the further information required, the response is dated 2 June 2014.

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

Yours faithfully



Karl Roberts
Assistant Director Planning & Economic Regeneration

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website: www.arun.gov.uk/planning

Charles Church Developments Ltd
100 Wickham Road
Fareham
Hampshire
PO16 7HT

Your Ref: Y/95/14/DOC

Please ask for:

Mr P Cleveland

16 December 2014

Dear Sir/Madam

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for approval of matters reserved by condition imposed under Y/48/13/ relating to
condition 4 for surface water drainage details.
Land to the Rear of Burndell Road, Yapton.

Notification regarding the above application:

Condition Number 4

No development shall take place until such time that fully detailed proposals for the Surface Water Drainage Scheme have been submitted to and approved in writing by the Local Planning Authority. The design shall follow the hierarchy of preference for different types of surface water drainage systems disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location of the proposed structures. The percolation tests and design shall be carried out in accordance with BRE 365 and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway and the highest recorded groundwater table. The Scheme shall have provision to ensure that there is capacity in the system to contain below the lowest ground level the 1 in 100 year event plus 30% on stored volumes. Adequate freeboard shall be provided between the base of the soakage structure and the highest recorded ground water level identified in that location.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

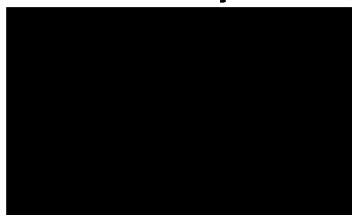
Decision:

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

docdeci

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

Yours faithfully



Karl Roberts
Assistant Director Planning & Economic Regeneration

docdeci.



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e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Charles Church Developments Ltd
100 Wickham Road
Fareham
Hampshire
PO16 7HT

Your Ref: Y/102/14/DOC

Please ask for:

Mr P Cleveland

09 January 2015

Dear Sir/Madam

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for the approval of matters reserved by condition imposed under Y/48/13/ relating to
conditions 4 & 18 for surface & foul water drainage.
Land to the rear of Burndell Road Yapton,,

Notification regarding the above application:

Condition Number 4

No development shall take place until such time that fully detailed proposals for the Surface Water Drainage Scheme have been submitted to and approved in writing by the Local Planning Authority. The design shall follow the hierarchy of preference for different types of surface water drainage systems disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location of the proposed structures. The percolation tests and design shall be carried out in accordance with BRE 365 and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway and the highest recorded groundwater table. The Scheme shall have provision to ensure that there is capacity in the system to contain below the lowest ground level the 1 in 100 year event plus 30% on stored volumes. Adequate freeboard shall be provided between the base of the soakage structure and the highest recorded ground water level identified in that location.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

Decision:

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

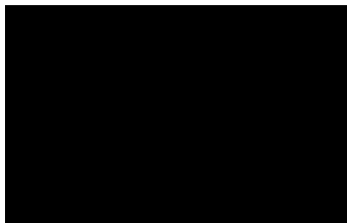
The condition can be discharged in so far as the submission of detail relates and refers to Drawing No.s:

- 4822:505 Revision A
- 4833:24

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

Yours faithfully



Karl Roberts
Assistant Director Planning & Economic Regeneration

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Charles Church South East
Parkview House
100 Wickham
Fareham
Hampshire
PO16 7HT

Your Ref: Y/44/14/DOC
Please ask for:
Mr P Cleveland
03 June 2014

Dear Sir/Madam

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for approval of details reserved by conditions 3 (schedule of materials), 4 (surface water drainage), 5 (Site Specific Maintenance Manual), 6 (boundary treatment), 7 (highway works), 12 (vehicle wheel cleaning), 13 (Construction Management Plan), 15 (mitigation measures in Ecological Appraisal report) Condition 16 (landscaping) and 18 (foul water drainage system) following a grant of planning permission Y/48/13.
Land to the rear of Burndell Road, Yapton,

Notification regarding the above application:

Condition Number 5

Details of the maintenance and management of the SUDS system shall be set out in writing in a Site Specific Maintenance Manual. This Manual shall include details of the implementation of the system, financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended life span. The Manual shall be submitted to and approved in writing by the Local Planning Authority before development commences on site. Maintenance and management shall be carried out in accordance with the approval manual

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**
The Condition can be discharged in so far as the submission of detail relates and refers to the 'Suds Management and Maintenance Plan' Ref: 13/0743/4822 Rev. A.

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

Yours faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration
docdeci



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Charles Church South East
Parkview House
100 Wickham
Fareham
Hampshire
PO16 7HT

Your Ref: Y/44/14/DOC

Please ask for:

Mr P Cleveland

10 June 2014

Dear Sir/Madam

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for approval of details reserved by conditions 3 (schedule of materials), 4 (surface water drainage), 5 (Site Specific Maintenance Manual), 6 (boundary treatment), 7 (highway works), 12 (vehicle wheel cleaning), 13 (Construction Management Plan), 15 (mitigation measures in Ecological Appraisal report) Condition 16 (landscaping) and 18 (foul water drainage system) following a grant of planning permission Y/48/13.
Land to the rear of Burndell Road, Yapton,

Notification regarding the above application:

Condition Number 6

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approval details.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**
The condition is discharged in so far as the submission of detail relates and refers to Plan No.s 4822-41 and 4822-42.

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

Yours faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration

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Fareham
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PO16 7HT

Your Ref: Y/44/14/DOC

Please ask for:

Mr P Cleveland

10 June 2014

Dear Sir/Madam

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for approval of details reserved by conditions 3 (schedule of materials), 4 (surface water drainage), 5 (Site Specific Maintenance Manual), 6 (boundary treatment), 7 (highway works), 12 (vehicle wheel cleaning), 13 (Construction Management Plan), 15 (mitigation measures in Ecological Appraisal report) Condition 16 (landscaping) and 18 (foul water drainage system) following a grant of planning permission Y/48/13.
Land to the rear of Burndell Road, Yapton,

Notification regarding the above application:

Condition Number 7

No development shall take place until a detailed Scheme of Highway Works has been submitted to and approved in writing by the Local Planning Authority. The works shall comprise a staggered junction ahead sign to Diagram Number 507.1 of the Traffic Signs Regulations and General Directions 2002 (TSRGD) on the westbound approach to the A27 junction with Yapton Lane. The sign shall have a height of 1.20 metres, be erected between 245 and 305 metres in advance of the hazard, have clear visibility of 105 metres and be supported on a yellow backing board. In addition, at the end of the A27 right turn lane into Yapton Lane, the priority arrangement shall be highlighted by the provision of additional "Give Way" signs and road markings to Diagram Number 602 and 1023 of the TSRGD.

No dwelling shall be occupied until the Scheme approved by the Local Planning Authority has been completed in full.

Reason: In the interests of Highway Safety.

Decision:

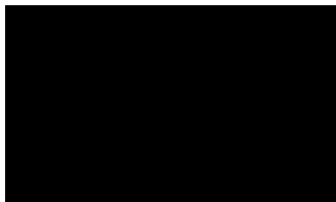
Arun District Council have decided to **APPROVE details reserved by this condition**

The Highways Agency have raised no objection to the detail submitted, the Condition is therefore discharged in so far as the submission of details relates.

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

Yours faithfully



Karl Roberts
Assistant Director Planning & Economic Regeneration

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website: www.arun.gov.uk/planning

*Appears to
relate also to
cond. 11 of
Y/48/13*

Your Ref: Y/31/15/DOC

Please ask for:

Mr D McEwan

28 April 2015

Dear Sir/Madam

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for approval of matters reserved by condition imposed under Y/89/14/PL relating to
conditions 5, 7, 8, 9 & 10 - Construction of roads, secure cycle parking spaces, emergency access
point, verification report & foul water drainage system
Land rear of Burndell Road Yapton,,

Notification regarding the above application:

Condition Number 7

No dwelling shall be occupied until covered secure cycle parking spaces relating to the respective dwelling have been provided in accordance with a detailed construction plan which shall have been submitted to and approved in writing by the Planning Authority.

Reason: To ensure a satisfactory standard of provision in accordance with policy GEN7 of the Arun District Local Plan.

Decision:

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

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

Yours faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration

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Your Ref: Y/44/14/DOC

Please ask for:

Mr P Cleveland

10 June 2014

Dear Sir/Madam

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for approval of details reserved by conditions 3 (schedule of materials), 4 (surface water drainage), 5 (Site Specific Maintenance Manual), 6 (boundary treatment), 7 (highway works), 12 (vehicle wheel cleaning), 13 (Construction Management Plan), 15 (mitigation measures in Ecological Appraisal report) Condition 16 (landscaping) and 18 (foul water drainage system) following a grant of planning permission Y/48/13.
Land to the rear of Burndell Road, Yapton,

Notification regarding the above application:

Condition Number 13

No development shall take place until such time as a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details relating to the number of vehicles movements, routing and management of construction traffic, which shall include matters relating to temporary construction access and signage. The CMP shall also include details as appropriate for each stage of development of all temporary contractors' buildings, plant and stacks of materials as well as provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision shall be retained for these purposes throughout and until the completion of each stage of work on the site.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.

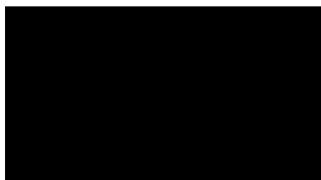
Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**
WSCC Highways officers have confirmed that the Construction Management Plan is acceptable and as previously approved, the condition is therefore discharged in so far as the submission of detail relates.

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

Yours faithfully



Karl Roberts
Assistant Director Planning & Economic Regeneration

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Arun District Council
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website: www.arun.gov.uk/planning

(Appears to
card
card 14
of Y/48/13)

Charles Church Developments Ltd
100 Wickham Road
Fareham
Hampshire
PO16 7HT

Your Ref: Y/31/15/DOC
Please ask for:
Mr D McEwan
28 April 2015

Dear Sir/Madam

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for approval of matters reserved by condition imposed under Y/89/14/PL relating to
conditions 5, 7, 8, 9 & 10 - Construction of roads, secure cycle parking spaces, emergency access
point, verification report & foul water drainage system
Land rear of Burndell Road Yapton,,

Notification regarding the above application:
Condition Number 8

No dwelling shall be occupied until such time as details of the emergency access point to Fordwater Gardens and the timing of provision have been submitted to and approved in writing by the Local Planning Authority. The approved details of the landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.

Decision:

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

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

Yours faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration
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Charles Church South East
Parkview House
100 Wickham
Fareham
Hampshire
PO16 7HT

Your Ref: Y/44/14/DOC

Please ask for:

Mr P Cleveland

10 June 2014

Dear Sir/Madam

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for approval of details reserved by conditions 3 (schedule of materials), 4 (surface water drainage), 5 (Site Specific Maintenance Manual), 6 (boundary treatment), 7 (highway works), 12 (vehicle wheel cleaning), 13 (Construction Management Plan), 15 (mitigation measures in Ecological Appraisal report) Condition 16 (landscaping) and 18 (foul water drainage system) following a grant of planning permission Y/48/13.
Land to the rear of Burndell Road, Yapton,

Notification regarding the above application:

Condition Number 15

No development shall take place until the following details of mitigation measures, identified within the Ecological Appraisal report from Hyder dated June 2010 Report No. WX82162/C1162/AW/YAPTON/v1, have been submitted to and approved in writing by the Local Planning Authority together with a programme for the implementation of the measures:

- i. mitigation and relocation of any reptiles;*
- ii. eradication/control of Japanese Knotweed;*
- iii. lighting strategy in relation to bats;*
- iv. provision and location of suitable bat and bird boxes for use in gardens and/or in public open space areas; and*
- v. a Construction Phase Management Plan.*

Any works to manage or clear vegetation must be undertaken outside of the bird nesting season. The mitigation measures shall be carried out in accordance with the approved details and programme.

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy in accordance with Arun District Local Plan policies GEN7, GEN29.

Decision:

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

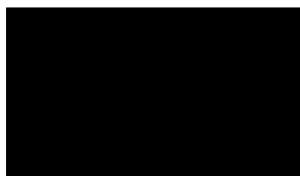
The WSCC Ecologist has confirmed that the condition can be discharged, it is therefore discharged in so far as the submission of detail relates.

Please note, any works to manage or clear vegetation must be undertaken outside of the bird
docdec1

nesting season.

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

Yours faithfully



Karl Roberts
Assistant Director Planning & Economic Regeneration

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Charles Church South Coast
Parkview House
100 Wickham
Fareham
Hampshire
PO16 7HT

Your Ref: Y/25/14/DOC

Please ask for:

Mr P Cleveland

28 April 2014

Dear Mr Butcher

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for approval of details reserved by conditions 16 & 17 or previously approved planning
application Y/48/13 relating to Remediation Strategy & Verification Report
Land to the Rear of Burndell Road Yapton,,

Notification regarding the above application:

Condition Number 16

Prior to the commencement of development (or such other date or stage in development as may be agreed in writing by the Local Planning Authority), a Remediation Strategy with the following components to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall be implemented by deadlines identified within the approved strategy.

- 1. A Preliminary Risk Assessment which has identified all previous uses and potential contaminants associated with those uses.*
- 2. A conceptual model of the site indicating sources, pathways and receptors as well as potentially unacceptable risks arising from contamination at the site.*
- 3. A Site Investigation Scheme, based on 1, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.*
- 4. The Site Investigation Results and the detailed Risk Assessment 3 and, based on these, an Options Appraisal and Remediation Strategy giving full details of the remediation measures required and how they are to be undertaken.*
- 5. A Verification Plan providing details of the data that will be collected in order to demonstrate that the works set out in 4 are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.*

Any changes to these components shall require the express approval in writing of the Local Planning Authority.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with policy GEN7 of the Arun District Local Plan.

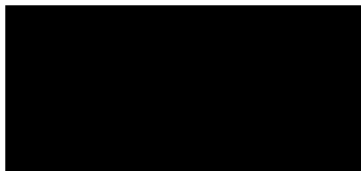
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Decision:

Arun District Council have decided to **APPROVE** details reserved by this condition
In accordance with the report by BRD Dated 27th February 2014 (Ref: BRD231128-OR5VerA.docx), the Councils Environmental Health Officers have confirmed that the condition can be discharged.

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

Yours sincerely



Karl Roberts
Assistant Director Planning & Economic Regeneration

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Charles Church South Coast
Parkview House
100 Wickham
Fareham
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PO16 7HT

Your Ref: Y/25/14/DOC

Please ask for:

Mr P Cleveland

28 April 2014

Dear Mr Butcher

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for approval of details reserved by conditions 16 & 17 or previously approved planning
application Y/48/13 relating to Remediation Strategy & Verification Report
Land to the Rear of Burndell Road Yapton,,

Notification regarding the above application:

Condition Number 17

A Verification Report demonstrating completion of the works set out in the Approved Remediation Strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority prior to any development works in the areas where the need for remediation has been identified. The report shall include results of sampling and monitoring carried out in accordance with the Approved Verification Plan, and for the reporting of this to the Local Planning Authority.

Reason: In the interests of protection of the environment and prevention of harm to human health in accordance with policy GEN7 of the Arun District Local Plan.

Decision:

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

The Condition cannot be discharged until the works have been completed and a validation report confirming this has been submitted to the Local Planning Authority.

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

Yours sincerely

Karl Roberts
Assistant Director Planning & Economic Regeneration

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website: www.arun.gov.uk/planning

Your Ref: Y/102/14/DOC

Please ask for:

Mr P Cleveland

09 January 2015

Dear Sir/Madam

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for the approval of matters reserved by condition imposed under Y/48/13/ relating to
conditions 4 & 18 for surface & foul water drainage.
Land to the rear of Burndell Road Yapton,,

Notification regarding the above application:
Condition Number 18

No development shall take place until details of Foul Water Drainage System have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the foul drainage works have been carried out in accordance with the agreed details.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**. Southern Water have raised no objection to the discharge of condition, the condition is therefore discharged in so far as the submission of detail relates and refers to Drawing No.s:

- 4833:21
- 4822:501 Revision A

It should be noted that an application under Section 104 (adoption) and Section 106 (Connection) under the Water Industry Act needs to be submitted separately to Southern Water for agreement.

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

Yours faithfully



Karl Roberts
Assistant Director Planning & Economic Regeneration