

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 21 May 2021 11:42
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Y/48/21/PL - Land South of Ford Lane and East of North End Road, Yapton

Please upload onto Ocella the email below from the **applicant agreeing the wording of the draft conditions for Y/48/21/PL**.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Tilly Whishaw [REDACTED]
Sent: 21 May 2021 11:07
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: RE: Y/48/21/PL - Land South of Ford Lane and East of North End Road, Yapton

Hi Michael,

Thank you for your email. I confirm that we agree to the draft conditions.

Kind regards,

Tilly

Tilly Whishaw
Planner

Redrow Homes Limited
Redrow House Unit 1 Faraday Office Park
Rankine Road, Basingstoke
Hampshire, RG24 8QB
[REDACTED]



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Think before you print

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 21 May 2021 08:43
To: Tilly Whishaw [REDACTED]
Subject: RE: Y/48/21/PL - Land South of Ford Lane and East of North End Road, Yapton

=====
THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE.
CHECK THE EMAIL ADDRESS, AS IT MAY BE SPAM!
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Hi Tilly,

Further to my email of Thursday 20th May, I have added a fourth condition to **Y/48/20/PL**.

Do you agree to the conditions in the email below being imposed?

I look forward to receiving your reply.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

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From: Michael Eastham
Sent: 20 May 2021 16:38
To: Tilly Whishaw [REDACTED]
Subject: Y/48/21/PL - Land South of Ford Lane and East of North End Road, Yapton

Hi Tilly,

Do you agree to the following conditions being imposed on **Y/48/21/PL**:

1.The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission; and the Local Planning Authority must be notified in writing on commencement of the development.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The temporary vehicle access hereby permitted shall be discontinued permanently on or before the 31st May 2024, following which the temporary access identified on Drawing No. ITB14679-GA-003 Rev. B - Temporary Access shall be removed from the site by 30th September 2024.

Once the temporary vehicle access has been stopped up, the parking area for two dwellings, together with the provision of a 3.0 metre wide footway/cycleway access into the site from North End Road would be constructed, in accordance with the Layout Plan (Drawing No. 065 Rev. A - Planning Layout) approved under reserved matters.

Reason: To ensure the commercial development is for a limited period, in accordance with Policy D DM1 and Policy D SP1 of the Arun Local Plan.

3. The development hereby approved shall be carried out in accordance with the following approved drawings and submitted materials:

- Drawing No. A855 037 Rev. A - Site Location Plan.
- Drawing No. 18-644/400 Rev. C - Section 278 Agreement Plan.
- Drawing No. ITB14679-GA-003 Rev. B - Temporary Access.
- Drawing No. ITB14679-GA-004 - Swept Path Analysis - Refuse Vehicle / Estate Car.
- Drawing No. JSL3292_800 - Tree Constraints Plan.
- Drawing No. JSL3292_810 - Tree Protection and Removal Plan.
- Technical Note: Transport Statement (Ref. DS/GT/ITB14679-009 TN), 5th March 2021.
- Technical Note: Additional Information (Ref. DS/ITB 14679-007) including RSA incorporating Designer Response, 18th May 2021.
- Tree Survey & Arboricultural Impact Assessment (Ref. JSL3292_880), 10th March 2021.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.

4. Within 3 months of the date of this permission, contractor fencing shall be installed at the eastern end of the temporary vehicular access which would form a barrier, to secure the area which is still under construction, ensuring that no through route to Ford Lane from North End Road would be created.

Reason: In the interests of highway safety, amenity and the environment in accordance with Policy D DM1 and Policy T SP1 of the Arun Local Plan.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk



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