

Mr Simon Davis
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dandara Limited
Roman House
South Hampshire Industrial Park
Eddystone Road, Totton
Southampton SO40 3SA

02382 124 061
southern@dandara.com
dandara.com

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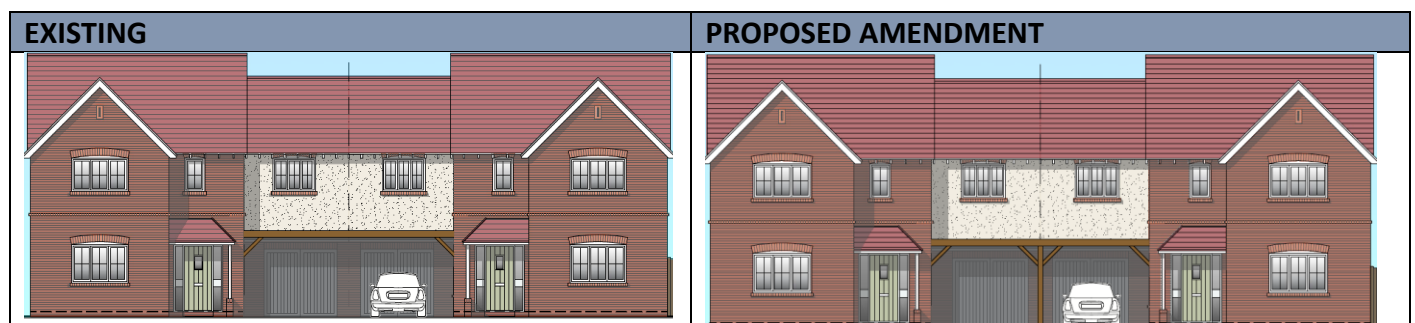
Dear Mr Davis,

Y/71/20/RES: Approval of reserved matters following outline consent Y/88/18/OUT for the erection of 38 No. dwellings, Public Open Space, a play area & drainage features. This application affects Public Rights of Way.

Land North of Yapton Church of England Primary School, North End Road, Yapton

I write to provide Dandara's response to the recommendations and queries identified during the consultation process. Other than amendments identified as necessary by consultees or proposed to address concerns raised, changes are limited to;

1. Amendments to detailed planting proposals to enable compliance with NHBC's Standards regards the use of low water demand species in areas with shrinkable soils. Where necessary certain species identified as being of high-water demand have been removed and replaced with low-water demand alternatives. Requirements are set out at; <https://nhbc-standards.co.uk/4-foundations/4-2-building-near-trees/4-2-4-the-effects-of-trees-on-shrinkable-soils/>.
2. The addition of gallows bracket detailing and central timber support to car parking spaces beneath dwellings;



Directors J P Nugent; D A Tynan; P K Cowin; S M A O'Connor; R J Mills; G M Roberts; E M Tynan
Company Secretary A J Cagney

Incorporated in the Isle of Man. Registered Number 064692C. Registered office; Dandara Group Head Office, Isle of Man Business Park, Cooil Road, Braddan, Isle of Man, IM2 2SA.

The table below sets out Dandara's response to feedback received from consultees. Plans and particulars have been updated as necessary. Given the positive feedback received from Affordable Housing, Archaeology, Ecology, Environmental Health, Southern Water and WSCC Fire & Rescue Officers, no further reference is made to these consultation responses.

Thank you for the works done to date, we've enjoyed working with the Council to improve proposals. I trust the amended submission addresses all concerns and am hopeful that we might proceed toward favourable determination. Please do let me know should you have any queries, happy to discuss.

Kind Regards

Kate Little
BA (Hons) PGDipTP MRTPI

Regional Planning Manager



Direct: 02382120597 • **Mobile:** 07923 229 599

HQ: 02382124061 • **E-mail:** klittle@dandara.com • **Web:** www.dandara.com

Dandara Ltd, Roman House, South Hampshire Industrial Estate, Eddystone Road, Totton, Southampton, SO40 3SA

Y/71/20/RES: 38 DWELLINGS		
Consultee	Comments	Applicant's Response
WSSC Highways Authority 09/09/2020	1. Further info on the proposed pedestrian/cycle link to Clays Farm site to the north, including hardstanding up to site boundary. 2. Further bicycle parking information, if the LPA requires at this stage. 3. Clarification of inclusion/wording of headline target 2 within the TP. 4. Clarification on construction phase matters including proposed access arrangements, wheel washing and traffic routing.	1. A 3m wide, tarmac, pedestrian/ cycle link is provided up-to the northern red line boundary to allow for a link through to Clays Farm to the north. 2. All plots without garages are to be provided a 2.4 x 1.8m timber shed for cycle storage. 3. Headline target 2 updated. 4. Construction Environmental Management Plan (CEMP) updated. Amendments made to wording within the report and tracking.
ADC – Drainage Engineer 15/09/2020	<u>Reserved Matters Comments</u> 1. There appears to be conflict between the proposed public open space and surface water drainage proposals. There is a shallow infiltration basin proposed within the public open space, a LAP is even proposed within the basin. 2. An infiltration rate of 1.8×10^{-6} m/s has been applied across the entire site. Yet infiltration rates were found to be lower than this in some areas. 3. Within the checklist it is stated that all infiltration devices are kept to a minimum of 600mm depth. Yet permeable paving area 1 has a total depth of 770mm, permeable paving area 2 has a total depth of 710mm, permeable paving area 3 has a total depth of 780mm, permeable paving area 4 has a total depth of 860mm.	Odyssey, acting as the applicant's Drainage Consultant, provided additional information to address the points raised in a response dated 05/10/2020. All documents submitted reflect the latest drainage proposals.

		4. It is understood that the permeable paving areas will not have a flat sub-base, please provide spot levels on the drainage layout showing finish and formation levels of permeable paving. 5. Construction detail drawings of check dams have been provided, please clearly indicate on a plan where these are proposed. 6. Please provide impermeable areas plans that clearly show the areas drainage to each surface water drainage feature. 7. Please provide network calculations. <u>DOC Comments</u> 1. A separate application should be made upon successful resolution of the above reserved matters points. 2. Please provide two perpendicular site-specific cross sections of the proposed infiltration basin. These should show invert level, maximum water level, bank level, construction including connection between sub-base and basin. 3. Please provide construction detail drawings of pipe bed and surround. 4. Please provide construction detail drawings that clearly correspond to each of the proposed permeable paving types. 5. The construction detail drawing of the infiltration blankets need to clearly show the layers of geotextile separating the geocellular units from the stone. Please ensure that permeable geotextile is stated. Please detail how compaction of stone is to occur.	
WSCC Highways Authority	– –	1. Please confirm the width to be provided along Footpath 329 whilst development takes place. Given the surface and previous open aspect the heras fencing will channel users along a set route which	1. Paragraph 5.10 of CEMP updated to confirm that PRoWs will have hears fencing erected along their boundaries to maintain

Public Rights of Way 24/09/2020	will quickly become boggy under wet conditions and over time as development proceeds. A 3m wide access would mitigate this and consideration given to a temporary surface. Any work on the PRoW itself will require a closure, application process available from WSCC. 2. 'The Northern Right of Way' relates to Footpath 326 and elsewhere in the documents is described as 'diverted'. It should be noted that this Footpath has yet to be formally diverted and if the applicant applies for such under S.257 this is open to public objection. It is therefore strongly recommended that this process be instigated as soon as possible between the applicant and the Planning Authority and prior to the commencement of the development.	a width of 3m during construction works. Prior to any work to take place on PRoWs, separate applications for temporary diversion or closure would be submitted as appropriate. 2. A S.257 application for the diversion of PRoW 326 was submitted on 27/10/2020
Yapton Parish Council 25/09/2020	1. YPC note that parking standards have been met but are dependent upon designated garages remaining as such. YPC require that a restriction is placed on converting garages to ancillary living accommodation for the first 10 years from the final occupation of the scheme. This will enable the scheme to grow into its intended form and avoid unnecessary and unintended stresses placed on its streetscape, open space and accessibility through displaced parking resulting from loss of provided garage space. 2. YPC would also seek that the central core of parking within the site is softened by the use of CORE Grass or similar green permeable parking system. This would maintain the practicality of hard landscape for parking areas but provide a softer finish providing a more rural outlook onto green space opposed to tarmac/ block paving. 3. YPC seek to encourage a fully connected multi-user pathway network throughout the Parish and seek that the proposed 4.5m buffer incorporates a fully DDA accessible footpath to ensure green connectivity throughout the village. YPC require a condition that will	1. The applicant is happy to accept a Condition to this effect. 2. Grasscrete is proposed as surfacing for parking spaces immediately adjacent to grassed areas of public open space. To note, these spaces are located on the 70 unit scheme. 3. The existing PRoWs on site are to be retained at 3m in width and, where situated within open space or adjacent to the boundary with the school, will be surfaced

	specify the proposed path is a public right of way for multi-user use and fully DDA compliant, built to an appropriate specification for immediate use after first occupation of the scheme. Landscaping of the path must reflect that of a former meadow/ field with sufficient buffers/margins to ensure good biodiversity along the improved public multi-user pathway. This would help enrich the local environment and enhance Yapton's rural backdrop.	in hoggin. Where routes align with pavement, surfacing will be tarmac. Neither surfacing material is identified as being non-compliant with DDA requirements. A section of footpath 326 is subject to an application for diversion. On-site evidence suggests the route as existing is not in use, the application seeks to incorporate the path into wider development proposals, to encourage permeability within the site and to provide further opportunities for connectivity within the local area. The proposed 4.5m buffer and incorporated footpath which runs the length of the western boundary has been designed to connect to existing PRowS and to provide for future links to land subject to residential planning permissions to both north and south. The path and buffer are to be maintained in public ownership with future maintenance to be the responsibility of a Management Company in line with S106 obligations. Landscaping proposals include species as appropriate to the wider setting selected to secure opportunities for ecological enhancement. The footpath is to be surfaced in hoggin, a material aesthetically suited to its rural surrounds and an environmentally friendly alternative to concrete or block paving.
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	4. YPC would welcome suitable smaller housing for the more elderly village demographic which would encourage downsizing within the parish and subsequent churn of existing housing stock. 5. YPC request that conditions are placed ensuring that a sufficient landscaped buffer is provided fronting North End Road entrance to ensure clear visibility splays and safe crossing points for students accessing/ egressing the Primary School.	4. Proposals have been developed with reference to the policy requirements of the Yapton Neighbourhood Plan. Over 90% of proposed dwellings are to be 2-bed and 3-bed. Only 3 no. 4-bed dwellings are proposed. Whilst to fully comply a number of 1-bed flats would be required at the detriment of 3-bed units, proposals reflect those discussed at pre-application stage. 25% of all dwellings will meet the requirements of Building Regulation Category M4(2) compliant units, 'accessible and adaptable dwellings'. 5. Proposals are in accordance with both the outline planning permission and the S.278 agreement. Visibility splays of 2.4m by 76m to the north and 2.4m by 67m to the south have been provided at the access to North End Road and landscaping has been set back to allow for sight lines. Proposals include a pavement running south on North End Road which ties into both PRow and pavements through site and links to the existing footpath to the front of the school.
Principle Planning Officer - Meeting Notes 02/10/2020	1. Revisit proposed pedestrian access to Clay's Farm site providing hard surfaced footpath to our red line boundary, seek to make contact with the applicant's on adjacent site to align proposals.	1. A 3m wide, tarmac, pedestrian/ cycle link is provided up-to the northern red line boundary to allow for a future link through to Clays Farm to the north. Proposals have been shared with Domusea Developments and more recently, Black Box Planning on

	2. Amend boundary treatments to North End Rd – extend wall to rear of plots 3 & 4. 3. Provide landscape screening to plot 16s parking spaces to the front of plots 18/19 4. Submit plans for sheds/ cycle storage 5. Consider provision of grasscrete on parking spaces adjacent to POS 6. North-south footpath to western boundary to be retained in public ownership 7. Content for us to submit PRoW diversion application with amended route as shown 8. Provision of a pond the preferred option though not mandatory. We'll explore options for retaining a smaller pond and enhancing with infiltration blanket or similar.	behalf of the Aster Group, to allow for a coordinated response. 2. Boundary treatments to North End Road have been amended. All along this frontage are to be 1.8m high, brick walls finished in flint. 3. Landscaping proposals include a section of hedging to screen the parking spaces from those dwellings. 4. Plots without garages are to be provided a 2.4 x 1.8m timber shed for cycle storage. Plans have been provided. 5. Grasscrete is now proposed as surfacing for parking spaces immediately adjacent to grassed areas of public open space. To note, these spaces are located on the 70-unit scheme. 6. The path and buffer are to be maintained in central ownership with future maintenance to be the responsibility of a Management Company in line with S106 obligations. 7. A S.257 application for the diversion of PRoW 326 was submitted on 27/10/2020 8. Whilst attempts were made to retain an open basin feature on the site this could not
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	9. Add boundary wall to gap in south-eastern corner, materials to match existing (as per Conservation Officer request) 10.Revisit dispersal of AH plots on site.	be made to be feasible for the site whilst meeting all the requested design criteria. We have therefore amended the design to utilise an infiltration blanket which is also promoted by CIRA C753, complies with local surface water management policies and thus is suitable as a means of final surface water disposal. 9. Proposals for the 70-unit scheme now include an infill wall to a height to match the lower section of walling as existing and in materials to match. 10. Proposals have been amended to further disperse the on-site provision of AH units. 11 no. dwellings are proposed in clusters no larger than 6 no. units and which front onto 3 no. different roads.
ADC Tree Officer 06/10/2020	1. The use of a 'No-dig' construction method within the RPA of retained trees to protect soil structure is explicit in the AMS but not illustrated upon the Tree Protection Plans. This increases the chance of a breakdown in understanding of permitted works in proximity to retained trees, with damage and/or losses resulting. 2. Excavation into the RPA of T21 (and removal of T20) to accommodate the Infiltration Basin is undesirable from an arboricultural perspective and may also be unacceptable to our Drainage Engineer given growth potential of the former.	1. The AMS and TPPs have been updated to ensure consistency. 2. Works to trees have been reassessed in light of amendments to drainage proposals which have resulted in the removal of the pond and the introduction of an infiltration blanket. An updated AIA & AMS is provided.

ADC Leisure & Landscape Officer 08/10/2020	1. Clarification re the Parish requested DDA compliant footway and PRow within the site and it's connectivity beyond the site. It is not clear if this pathway has been afforded the stated buffer zone? And how it links to the adjacent development of Clay's Farm? The drawings at present do not show a joined-up network of pathways and the north/east connection appears to run over a grassed area and to a detailed close board fence without connectivity through. It is also unclear of how the pathway adjoins North End Road. It is also stated in the drawings that the pathway through the POS are to be 'hoggin' pathways? This may not be classified as a suitable DDA compliant surfacing and attracts maintenance issued in highly trafficked areas. Tarmac pathways would be more suitable for this purpose.	1. The existing PRowS on site are to be retained at 3m in width and, where situated within open space or adjacent to the boundary with the school, will be surfaced in hoggin. Where routes align with pavement, surfacing will be tarmac. Neither surfacing material is identified as being non-compliant with DDA requirements. The proposed 4.5m buffer and incorporated footpath which runs the length of the western boundary has been designed to connect to existing PRowS and to provide for future links to land subject to residential planning permissions to both north and south. A 3m wide, tarmac, pedestrian/ cycle link is provided up-to the northern red line boundary to allow for a future link through to Clays Farm to the north. A 3m wide, 1.2m high timber gate is proposed to be sited on the boundary, this can of course be kept open on completion of works if considered appropriate. A length of 1.2m high, timber, post and rail fence is proposed adjacent to the gate in order to provide sightlines and further encourage a sense of connectivity to land to the north. Routes have been designed to inter-link, to encourage permeability within the site and to provide opportunities for enhanced connectivity within the local area.
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	2. Layout – It is a shame that the dwellings that sit at the entrance to North End Road face side on, therefore giving a view of side fences at the entrance to this site from North End Road. Planting along this entrance has been setback to allow for sightlines however as an entrance the present layout could be much improved. 3. The POS in this section appears to be an open green area which is satisfactory, in light of the LEAP offer being provided in the southern adjoining parcel of development. It does however indicate logs and seating, clarification be sought regarding the formality of this and if this is shown as LAP? 4. Maintenance responsibility should be confirmed in conjunction with the maintenance specification detail.	The path and buffer are to be maintained in central ownership with future maintenance to be the responsibility of a Management Company in line with S106 obligations. Proposals are in accordance with both the outline planning permission and the S.278 agreement and include a pavement running south on North End Road which ties into both PRow and pavements through site, and links to the existing footpath to the front of the school. 2. Whilst site topography does not allow for dwellings to front onto North End Road, proposals have been amended to better align the properties at the gateway to the development. Both feature bay windows fronting onto the road, boundary treatments are to be detailed in flint to match the dwellings and landscape proposals allow for sightlines whilst trees, amenity grassland and native wildflower planting is proposed. 3. The provision of the LAP is now specified on Landscape Plans. Informal natural play elements such as stepping logs and log piles are proposed. 4. Areas of on-site open space are to be the responsibility of a Management Company in line with S106 obligations.
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Principle Planning Officer- Email – 13/10/2020	1. It would be preferable if plots 1 & 38 on the School site fronted onto North End Road with the same garden layout. This was raised at PreApp. However, if this cannot be achieved, then it is not a refusable issue. 2. I note some shortfall versus interface standards in the Arun Design Guide for the School site (Stakers is all fine): • only 12.7m 18 back to 24 back (should be 21m) but the arrangement is not direct facing • Only 12.5m 2 back to 3 side (should be 14m) • Only 13.5m 13 back to 15 side (should be 14m) • Some gardens not quite 10.5m long but all are at least 10m However, the Design Guide is not yet adopted and when it is, it will only ever be guidance therefore these are not refusable issues. 3. Housing mix is not quite as per YNDP policy. On Stakers, the mix is broadly ok but would be compliant if you swapped a 1 bed with a 3 bed. However, this would result in an odd number of flats and I imagine this isn't workable. On the School site, there are no 1-beds and too many 3 beds. You would need to swap 3 No. 1 bed for 3 No. 3 bed to be compliant. However, adding 1 beds would mean more flats. The conflict with this policy is not in my opinion a reason for refusal. I note that the Parish request more smaller houses and if you are putting together a response on their comments, then you	1. Whilst site topography does not allow for dwellings to front onto North End Road, proposals have been amended to better align the properties at the gateway to the development. Both feature bay windows fronting onto the road, boundary treatments are to be detailed in flint to match the dwellings and landscape proposals allow for sightlines whilst proposing a number of trees, amenity grassland and native wildflower planting. A streetscene detailing this viewpoint is now provided. 2. Proposals have been revisited to ensure a greater degree of separation between the plots identified and to provide rear gardens of a minimum length of 10.5m. 3. Proposals have been developed with reference to the policy requirements of the Yapton Neighbourhood Plan. Over 90% of proposed dwellings are to be 2-bed and 3-bed. Only 3 no. 4-bed dwellings are proposed. Whilst to fully comply a number of 1-bed flats would be required at the detriment of 3-bed units, proposals reflect
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	may want to make the point that to make the mix compliant with their policy, means a greater number of flats.	those discussed with the Parish at pre-application stage.
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