

**From:** Simon Davis  
**Sent:** 13 October 2020 16:56  
**To:** 'Kate Little'  
**Cc:** 'Sam Pinkus'  
**Subject:** RE: Yapton\_yesterday's meet

Hi Kate,

As promised, I have had another more detailed look at the application and can offer the following additional points to those as raised in our Meeting:

- 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.
- 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 10mHowever, the Design Guide is not yet adopted and when it is, it will only ever be guidance therefore these are not refusable issues.
- 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 may want to make the point that to make the mix compliant with their policy, means a greater number of flats.

Kind Regards

**Simon J Davis MRTPI**  
Principal Planning Officer  
Directorate of Place

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**From:** Simon Davis  
**Sent:** 05 October 2020 12:11  
**To:** 'Kate Little' [REDACTED]  
**Cc:** Sam Pinkus [REDACTED]  
**Subject:** RE: Yapton\_yesterday's meet

Hi Kate,

Thanks for the Meeting Notes which I agree with. I also agree that the Affordable Housing layout changes are positive.

Kind Regards

**Simon J Davis MRTPI**  
Principal Planning Officer  
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**From:** Kate Little [REDACTED]  
**Sent:** 02 October 2020 17:27  
**To:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Cc:** Sam Pinkus [REDACTED]  
**Subject:** Yapton\_yesterday's meet

Hi Simon

I suspect more useful for me than you but I've sought to set out below those points as discussed yesterday. Please do let me know should I have misinterpreted anything.

- 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.
- Amend boundary treatments to North End Rd – extend wall to rear of plots 3 & 4
- Provide landscape screening to plot 16s parking spaces to the front of plots 18/19
- Submit plans for sheds/ cycle storage
- Consider provision of grasscrete on parking spaces adjacent to POS
- North-south footpath to western boundary to be retained in public ownership
- Content for us to submit PRoW diversion application with amended route as shown
- 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.
- Add boundary wall to gap in south-eastern corner, materials to match existing (as per Conservation Officer request)
- Decision can be delegated (obviously understood that it can't be guaranteed this position won't change).
- Revisit dispersal of AH plots on site.

On this final point and having reviewed the plans, would you be happy with;

- plot 12 to become AH and plot 17 private (38 unit scheme) and
- plots 5 & 6 to become AH and plots 32 & 34 private (70 unit scheme)?





Enjoy the weekend, plan to follow on Monday showing both schemes on one.

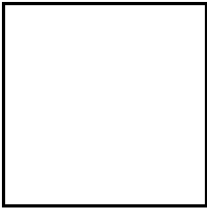
Many Thanks

**Kate Little**  
Regional Planning Manager



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**Kate Little**  
Regional Planning Manager



[Redacted text]

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