

From: Simon Davis

Sent: 26 October 2020 12:55

To: Kate Little

Cc: Sam Pinkus

Subject: Yapton Y/71/20/RES & Y/72/20/RES

Dear Kate,

I note our Landscape Officer states *"It is shown in the drawings areas of pathway formation to be 'hoggin' pathways? These 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. (Hoggin pathways would not be supported if to be adopted by the LPA and would need to be tarmac)"*

I have had a look around but cannot find anything to say that hoggin is not DDA compliant. Our emerging Design Guide does not list suitable DDA materials and a google search was not conclusive although the Sensory Trust website stated that hoggin is not suitable in wet areas. I would say therefore that if you are clear that you will not be putting the site forward for adoption and you are content that the hoggin surface will be of decent construction (such that it will not rut & break up easily) then this will be fine.

I have no objections in principle to the change to plot 17 although I think the existing arrangement offers a more visually interesting streetscene at the end of the cul-de-sac.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Kate Little

Sent: 23 October 2020 09:52

To: Simon Davis <Simon.Davis@arun.gov.uk>

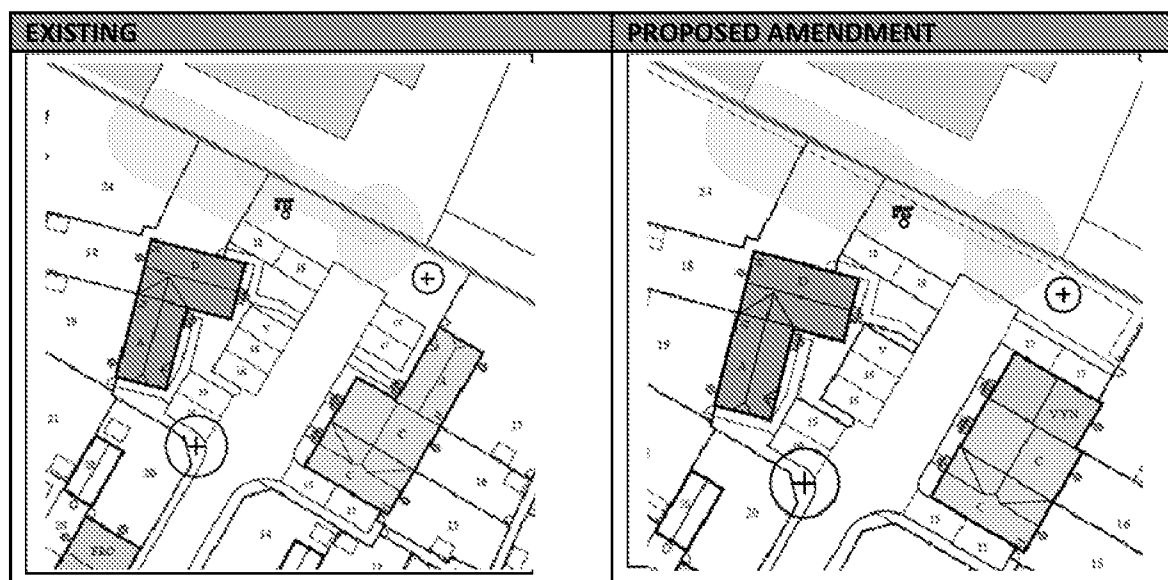
Cc: Sam Pinkus [REDACTED]
Subject: RE: Yapton_Y/72/20/RES - 70 units

Hi Simon,

Thanks for the below, and apologies again, I've been struck down with a bug & I fear made it rather more difficult than it needed to be!

I note Greenspace comments reiterate the Parish's regards the PROWs and footpath. From available advice, hoggins is listed as a suitable surface material for PROWs, the WSCC Rights Of Way Officer has raised no concerns in this regard. The pathway running along the western boundary of both schemes is included within the site's POS scheme and as such would be subject to the S106 obligations requiring the transfer of land to a Management Company or the Council. Are you able to confirm that you are content that current proposals for the paths are sufficient please?

We're in the process of amending plans and particulars to account for the comments received, hope to have updates with you next week. Changes are limited with only one amendment which would impact the street scene. This is on the 38 unit scheme where Plot 17 has been amended. This had been a wide fronted dwelling as shown below though to account for amendments to the distribution of the affordable units the plot has been turned. Would you have any objections in principle to the change?



Kind Regards

Kate Little
Regional Planning Manager