



ROBINSON ESCOTT PLANNING LLP



CHARTERED TOWN PLANNING AND DEVELOPMENT CONSULTANTS

DOWNHOLME 300 HIGH STREET ORPINGTON, KENT SE6 6JN, TEL: [REDACTED]

Assistant Director of
Planning & Economic Regeneration
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex BN187 5LF

10 April 2015

OUR REF: JE/BH/13/288/FD

Dear Mr Roberts,

LAND SOUTH OF BURDELL ROAD, YAPTON, BN18 0HR

I enclose on behalf of my clients, Brookworth Homes Limited, an application for Outline planning permission for residential development of 45 dwellings on the above land. As this is a revised application to that refused planning permission by your Council under reference F/9/14/PL I understand that no further fee is payable.

The application is accompanied by the following documents;

- Design & Access Statement
- Planning Statement
- Flood Risk Assessment
- Arboricultural Impact Assessment
- Extended Phase 1 Ecological Assessment
- Landscape & Visual Impact Assessment
- Transport Assessment
- Planning Obligations Statement
- Bio-diversity Checklist
- Valuation Checklist

As you will be aware, my clients have been pursuing the promotion of this site through the Ford Neighbourhood Plan and I understand that, following a recent Parish consultation event in which the clear authority voted in favour of inclusion of this site in the draft Neighbourhood Plan, the site is proposed to come forward in the draft Plan. However, I do accept, as the draft Plan has yet to be published, this is not a factor to which significant weight



can be attached. However, as you are also aware, circumstances have now changed materially in relation to housing land supply and other issues following recent appeal decisions for residential development on sites in the local area. In my view, this creates a different policy position to that which the Council took in determining the previous application for this site. In short, the position on which the Council relied in refusing the previous application on housing land supply and conflict with countryside policy grounds are no longer capable of being sustained.

A Landscape Impact Assessment has now been undertaken since the previous refusal in order to demonstrate that the proposed development would not have an overriding adverse landscape impact. The previous objections in relation to highway matters and impact on the nearby level crossings have also now been withdrawn.

In the circumstances, I trust that the application can now be viewed favourably. However, if there are matters that you feel require further discussion and clarification, then please do not hesitate to contact me.

Yours sincerely,


John Escott
ROBINSON ESCOTT PLANNING
Email: 

*Enclosure

COPY: Brookworth Homes