



Head of Planning
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

04 April 2014

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

Dear Sir,

LAND TO THE SOUTH OF BURDELL ROAD, YAPTON BN18 0HR

I refer to the pre-application meeting and advice received in November 2013 from Mr Cronin of your Department and now have pleasure in enclosing on behalf of my clients, Brookworth Homes Limited, an Outline application for residential development comprising 45 dwellings on the above land. My clients' cheque for £9,240, which I believe to be the appropriate fee, is being sent to you under separate cover.

The application is submitted in Outline form with means of access to be considered at the Outline stage. All other detailed matters are reserved for subsequent approval. The application seeks permission, therefore, for the principle of residential development on the land.

The application is supported by the following documents;

- Design & Access Statement
- Planning Statement
- Affordable Housing Statement
- Phase 1 Ecology Survey
- Flood Risk & Drainage Assessment
- Transport Assessment
- Arboricultural Impact Assessment

In addition to the supporting documents, the Design & Access Statement and accompany illustrative layout plan provide information concerning bin storage and collection, open space parking layout and access and sustainability.

The application site is in a sustainable and accessible location. Local shops, community facilities and other services are located a short distance away to the north west. The site has immediate access to public transport which links the site to other nearby settlements and towns. The site is well related to existing residential development in Yapton and is contiguous with the settlement boundary.



The site is level and is not subject to any overriding constraints in relation to flooding, landscape, arboricultural or ecological factors. The site is visually well contained by existing trees and screening around the boundaries. It is deliverable for housing in the short term.

A safe and convenient means of access can be provided to the development, which would also facilitate development taking place on adjacent land to the west.

In view of the current housing land supply position in Arun, paragraph 49 of the NPPF is engaged in this case. In accordance with paragraph 14 of the NPPF, therefore, there is a presumption in favour of permission being granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of providing new housing when assessed against the policies in the Framework taken as a whole.

The submitted documents demonstrate that the scheme would not give rise to any significant adverse impacts. The application proposal would represent a high quality design led scheme of an appropriate density which reflects the character of the area. Significant areas of the site would be retained as open space in order to provide a spacious character to the development.

The submitted scheme, albeit that it is for illustrative purposes, incorporates a number of changes to that originally submitted at pre-application stage. These changes have been made to take account of the comments and advice received.

My clients have engaged with local residents as part of their commitment to dialogue with local people. Any detailed comments regarding the scheme will be taken into consideration at the detailed stage.

I hope you will agree that the application proposal is a well considered and appropriate development scheme for this land. However, if there are any matters which you feel require further discussion or clarification, then please do not hesitate to contact me as my clients would welcome the opportunity to discuss these with you.

Yours faithfully,

A large black rectangular box redacting the signature of John Escott.

John Escott
ROBINSON ESCOTT PLANNING
Email: 

*Enclosure

COPY: Brookworth Homes