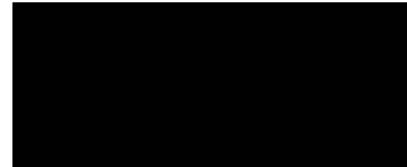


Simon Davis
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

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



19th July 2021

Dear Mr Davis,

Land at Stakers Farm, North End Road, Yapton, reference Y/72/20/RES
Proposals to vary condition 1. under Section 73 of the T&CPA 1990 (as amended by the Planning and Compulsory Purchase Act 2004):

The application is submitted to seek to amend Condition 1. of planning permission Y/72/20/RES. The condition as currently written stipulates:

The development hereby approved shall be carried out in accordance with the following approved plans: The identified are relevant to this application:

102-70-PL01 Planning Layout Coloured Rev D
102-70-PL01 Planning Layout Rev F
102-70-PL03 Storey Heights Layout Rev D
102-70-PL04 Unit Types Layout Rev D
102-70-PL05 Tenure Layout Rev D
102-70-PL06 Parking Layout Rev D
102-70-PL07 Boundary Treatment Layout Rev E
102-70-PL08 Materials Layout Rev D
102-70-PL09 Garden Areas Layout Rev D
102-70-SS-01 Street Scenes Rev A
102-70-UPNOR+-E1-P1-REV B
102-70-UPNOR+-E2-P2 Rev B
102-70-UPNOR+-E3-P3 Rev B
102-70-UPNOR+-E4-P4 Rev A
102-70-UPNOR+-E5-P5 Rev B
102-70-UPNOR+-E6-P6 Rev A

Dandara seek to amend the condition to reflect plans detailing the layout, street scene and elevations for the following reasons;

Following the refusal of the surface water drainage strategy, concerns were raised by the drainage engineer in regard to concentrated flows of water run off from carport roofs and linked roofs. Therefore,

Directors J.F. Nugent, D.A. Tynan, F.K. Cowan, 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 0645922. Registered office: Dandara Group Head Office, Isle of Man Business Park, Cool Road, Bradda, Isle of Man, IM2 2GA.

to satisfy these concerns, we are proposing to remove all 33 car ports across the site in addition to the removal of 15 linked roofs on our Upnor+ house type.

Whilst the accommodation within the linked roofs is being removed, the overall mix for the scheme is not changing and the Upnors are still in excess of the national describes standards required for a 3 bed 5 person dwelling, as well as being CATM4(2) compliant.

For clarity, Upnor+ plots; 1, 2, 7, 8, 9, 10, 11, 14, 15, 16, 20, 21, 26, 68 & 69 will be losing the additional accommodation following removal of the linked roofs.

In addition, the approved scheme overprovides by 16.5 spaces against the policy requirement for parking. Dandara are proposing to remove 9 spaces across 3 bed properties where 3 parking spaces were being provided rather than the policy required 2. By doing so, there is an increase in private garden amenity space on the relevant plots and a reduction in hardstanding areas requiring drainage.

For clarity, plots; 7, 8, 26, 27, 28, 38, 39, 62 & 70 will be changing from 3 spaces to 2.

The application is accompanied by the requisite fee of £234, application form, certificate, and the following which it is requested supersede those listed above.

102-70-PL01 Planning Layout Coloured-REV E
102-70-PL01 Planning Layout Rev G
102-70-PL03 Storey Heights Layout Rev E
102-70-PL04 Unit Types Layout Rev E
102-70-PL05 Tenure Layout Rev E
102-70-PL06 Parking Layout Rev E
102-70-PL07 Boundary Treatment Layout Rev F
102-70-PL08 Materials Layout Rev E
102-70-PL09 Garden Areas Layout Rev E
102-70 SS-01 Street Scenes Rev B
102-70-UPNOR+-E1-P1-REV C
102-70-UPNOR+-E2-P2 Rev C
102-70-UPNOR+-E3-P3 Rev C
102-70-UPNOR+-E4-P4 Rev B
102-70-UPNOR+-E5-P5 Rev C
102-70-UPNOR+-E6-P6 Rev B

Article 4C of the General Development Procedure Order provides exemption from the need to provide a Planning Design and Access Statement and instead this letter provides sufficient information to identify the relevant condition and planning justification for their variation.

Relevant Planning History

Y/44/17/OUT; Outline Planning Application for 70 No. residential dwellings including 30% affordable, public open space & associated landscaping. All matters to be reserved apart from Access. This application is a Departure from the Development plan. This application affects the character & appearance of Main Road/Church Road Yapton Conservation Area & the setting of Listed Buildings

Y/72/70/RES; Approval of reserved matters following outline approval Y/44/17/OUT for the erection of 70 No. dwellings, public open space, play area, drainage & landscaping. This application affects the

character & appearance of the Main Road/Church Road Yapton Conservation Area & affects the setting of Listed Buildings.

We trust this application to amend the condition can be granted approval and looking forward to hearing from you.

Yours sincerely

Sam Pinkus
Land & Planning Coordinator

 dandara

