

Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex  
BN17 5LP

24<sup>th</sup> August 2021

Dear Sir/Madam,

**Land south of Ford Lane and East of North End Road, Yapton**  
**Section 73 application to amend the approved drawings included within condition 1 of reserved matters consent Y/82/20/RES to regularise minor changes made to the site layout.**

Please find enclosed a S73 application relating to the site layout approved within Reserved Matters consent Y/82/20/RES at Land south of Ford Lane and east of North End Road, Yapton. The following plans and documents have been submitted in support of this application:

- A958 01 Rev C – Planning Layout & Coloured Planning Layout
- A958 02 – Site Location Plan
- A958 03 Rev B – Affordable Housing Plan
- A958 04 Rev B – Enclosures Plan
- A958 05 Rev D – Materials Plan
- A958 06 Rev B – Occupancy Plan
- A958 07 Rev B – Massing Plan
- A958 08 Rev B – Hard Surfacing Plan
- A958 09 Rev B – Parking Plan
- A958 10 Rev B – Refuse Plan
- A958 14 Rev B – Street Scenes
- 20160-GS-Z1-XX-DR-C-2601-P1 – Site Drainage Sheet 1
- 20160-GS-Z1-XX-DR-C-2602-P1 – Site Drainage Sheet 2
- 20160-GS-Z1-XX-DR-C-2603-P1 – Site Drainage Sheet 3
- D2831-FAB-00-GL-DR-L-0100 Rev PL13 – Coloured Masterplan
- D2831-FAB-00-GL-DR-L-0305 Rev PL13 – Detailed Planting Plan Sheet 5 of 8
- D2831-FAB-00-GL-DR-L-0306 Rev PL13 – Detailed Planting Plan Sheet 6 of 8
- D2831-FAB-00-GL-DR-L-0307 Rev PL10 – Detailed Planting Plan Sheet 7 of 8
- D2831-FAB-00-GL-DR-L-0308 Rev PL08 – Detailed Planting Plan Sheet 8 of 8
- D2831-FAB-00-GL-DR-L-0309 Rev PL13 – Plant Schedule and Maintenance Specification

- D2831-FAB-00-GL-DR-L-0401 Rev PL05 – Sections through Infiltration Basin
- D2831-FAB-00-GL-DR-L-0402 Rev PL04 – Sections through public right of way footpath 357
- D2831-FAB-00-GL-DR-L-0403 Rev PL04 – Sections through public right of way footpath 358 and 359
- D2831-FAB-00-GL-DR-L-0501 Rev PL13 – Boundary Treatment Plan
- D2831-FAB-00-XX-DR-L-0502 Rev PL10 – Detailed Play Provision LAP 1
- D2831-FAB-00-XX-DR-L-0503 Rev PL10 – Detailed Play Provision LAP 2
- D2831-FAB-00-GL-DR-L-0605 Rev PL13 – Tree Setting Out Plan 5 of 8
- D2831-FAB-00-GL-DR-L-0606 Rev PL13 – Tree Setting Out Plan 6 of 8
- D2831-FAB-00-XX-DR-L-0505 Rev PL10 – Detailed Plan Provision – LEAP
- D2831-FAB-00-GL-DR-L-0607 Rev PL09 – Tree Setting Out Plan 7 of 8
- D2831-FAB-00-GL-DR-L-0608 Rev PL08 – Tree Setting Out Plan 8 of 8
- House Type Brochure
- Drainage Statement
- Landscape Maintenance and Management Specification
- Tree Survey Report and AIA
- Planning Statement – Prepared by Pegasus Group
- Design Response

The information included within this application picks up minor amendments which have been made through the discharge of condition discussions. Other minor changes have also been made to the layout as a result of the detailed design work that has taken place on the site following planning approval. The proposed amendments included within this application are as follows:

- Footpaths and cycle links have been increased to 3m wide, as agreed within discharge of conditions application Y/131/20/DOC.
- Parking spaces serving plots 79-82 have been relocated to ensure adequate health and safety provisions for electric vehicle charging points which may serve the dwellings.
- The pumping station, originally approved to be located to the south of plots 34-36 is no longer required and has been removed.
- The removal of the pump station has allowed for the relocation of the turning head near plot 34, allowing for a better outlook from the properties to the south of the site.
- The play area and SuDs have been moved to the eastern side of the footpath, in the southern area of open space. This change has no effect on the drainage strategy as discussed in the supported drainage documentation and an updated application to re-discharge the relevant planning condition has recently been submitted to the Council.

- The housetypes at plots 34-36 have been amended in response to the removal of the pumping station and the relocation of the turning head. The amendment in housetypes gives a better outlook to the south, with natural surveillance over the open space.
- Plots 29-30 and 40-41 have been moved to the south slightly to allow for the necessary clearance to a private drain.
- A recent non material amendment application (Y/81/21/NMA) approved the amendment to the materials being used on a number of dwellings within the site. This materials change is now proposed to all dwellings within the site as a result of issues with the supplier.

The changes included within this application do not have a material impact on the neighbouring residents and result in an overall enhancement to design and appearance of the approved development.

I trust that the information included within this letter is sufficient for the validation and approval of this application, however please do not hesitate to get in contact if you require any further information.

Yours faithfully,

Tilly Whishaw  
Planner