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23 March 2021

Our Ref: 34199/06

Your Ref: Y/152/20/RES

Dear Simon,

Land off Bilsham Road, Yapton

I am writing to you on behalf of my client Bilsham Rod LLP ("the Applicant") in regards to the Reserved Matters Application for the above development on Land off Bilsham Road, Yapton ("the Site"). Firstly, we would like to thank the Council for the feedback received to date on the reserved matters application.

Following a request for further information on the 5<sup>th</sup> March. I am pleased to provide our response set out below.

*A layout plan annotated in colour to show foot/cycle path links*

In order to provide clear annotations of the foot and cycle path links, a Proposed Footpath Routes plan (ref 19284 – P101.3) has been produced and submitted with this Cover Letter. This plan provides coloured annotations of the foot and cycle path links within the Site and how these connect to paths in the surrounding area.

*A layout plan shaded to show areas of POS/play excluding any SuDS features*

The Green Infrastructure Layout plan was submitted as part of the original application and provides shaded areas which shows the total area of Natural Public Open Space, Amenity Public Open Space and the play area excluding the SuDS features. This plan confirms that the play area excluding the SuDS provides 3.36 hectares for future residents. For ease I reattach this plan- Green Infrastructure Layout 19284-P111.

*A Plot information schedule (no. beds, internal space standards in m2, rear garden depth, parking provision)*

In order to provide the information requested above, an excel document has been produced and submitted with this cover letter. This excel document includes the plot number, house type, bedrooms, occupancy,

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type, parking, garden depth, parking spaces, tenure, internal flood area and phasing. This document therefore provides the information requested in the point below.

*Breakdown of the house types and their tenures*

This information is provided in the document mentioned above.

*Details of any levels changes*

A preliminary engineering layout was originally submitted as part of the application and for ease has been included with this cover letter (ref 19-326-009L and 010L). This drawing provides the minimal level changes across the Site. For ease this plan is submitted as part of this package of information.

*Other matters*

Yapton Parish Council response stated that they *“seek to maintain informal connectivity linking both footpaths from and to Tack Lee and The Millers. This is to ensure that the new development does not create a physical barrier between the two housing areas”*. In order to confirm that a change to the boundary would be acceptable, an email was sent to yourself on the 15<sup>th</sup> March to confirm that a 1m addition would be considered acceptable. The response confirmed that the change would be acceptable if the garden depths continued to be a minimum of 10.5m. In response to this and to ensure all plans reflect the same layout, we have updated the plans originally submitted with the application. This update provides a 1m boundary to the rear of plots 182 to 205. I can also confirm that all backgardens do meet the minimum standard.

The Landscape and Leisure officer recommended changes to the scheme including the removal of planting adjacent to 14 Gladstone Road, this has been amended and is evident in the Landscape Proposals. The Southern Water response regarding trees close to the drains has been taken into account and trees have been relocated to ensure there are no conflicts. In addition to this, the material used for the path routes have been updated to use macadam surfacing material and an informal mown grass route from the Public Right of Way to the playground has been provided as requested by the Yapton Parish Council. These changes are evident in the Landscape Proposals submitted with the cover letter.

The original and amended drawing numbers can be viewed in the table below.

| Document                           | Original drawing number | Amended drawing number |
|------------------------------------|-------------------------|------------------------|
| Proposed Site Layout               | 19284-P101              | 19284 – P101A          |
| Accessibility Layout               | 19284-P108              | 19284-P108A            |
| Boundary Material Layout           | 19284-P104              | 19284- P104A           |
| Building Material Layout           | 19284-P103              | 19284-P103.1A          |
| Car charging layout                | 19284-P109              | 19284-P109A            |
| Car parking layout                 | 19284-P107              | 19284-P107A            |
| Garden depth and distancing layout | 19284-P106              | 19284-P106A            |
| Green Infrastructure layout        | 19284-P111              | 19284-P111A            |
| Land use layout                    | 19284-P112              | 19284-P112A            |
| Preliminary engineering layout     | 19- 326- 009H and 010H  | 19-326-009L and 010L   |
| Refuse strategy layout             | 19284-P110              | 19284-P110A            |
| Surface material layout            | 19284-P105              | 19284-P105.1A          |
| Tenure Housing Layout              | 19284-P102              | 19284-P102A            |
| Landscape Proposals                | 7905-L-100-111 rev B    | 7905-L-100-111 rev D   |
| Schedule of Accommodation          |                         |                        |

|                          |  |                |
|--------------------------|--|----------------|
| Proposed footpath routes |  | 19284 – P101.3 |
|--------------------------|--|----------------|

*A response to the Arun Design Guide*

Whilst the Arun Design Guide was adopted in January 2021 it has been confirmed that the reserved matters scheme complies, where relevant, with the guide. A more detailed technical note will be submitted separately.

I trust that this information is acceptable, if you have any further questions, please do not hesitate to contact either myself or my colleague Mykena Mortimer – Davies.

Yours sincerely,



**Zoe Knott**  
Associate Planner

