



30 Carlton Crescent, Southampton SO15 2EW



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

Date: 14th December 2021

Our Ref: 16021

Your Ref: Y/63/19/RES

By email only

Dear Sir / Madam,

Application to vary Condition 1 of the Reserved Matters Approval Y/63/19/RES at Bonhams Field, Main Road, Yapton, West Sussex BN18 0DX

(PLANNING PORTAL REF: PP-10464104)

This application is made on behalf of our client Seaward Properties Ltd. Please find enclosed with this letter the following which comprise the planning application:

- Completed planning application form.
- Planting Plan (Drawing ref. 2076-TF-00-00-DR-L-3001 Rev P11).
- Landscape General Arrangement (Drawing ref. 2076-TF-00-00-DR-L-1001 Rev P13).

The proposed change to the approved plans comprises replacement of a proposed brick wall with iron Parkland boundary railings to match the existing railings along the site boundary within the Conservation Area and those adjacent along Main Road.

Under the Reserved Matters consent Y/63/19/RES a 1.2m (max height) retaining wall with brick piers was approved to form the boundary with the pedestrian footway at the vehicular access with Main Road, as shown in Figure 1.



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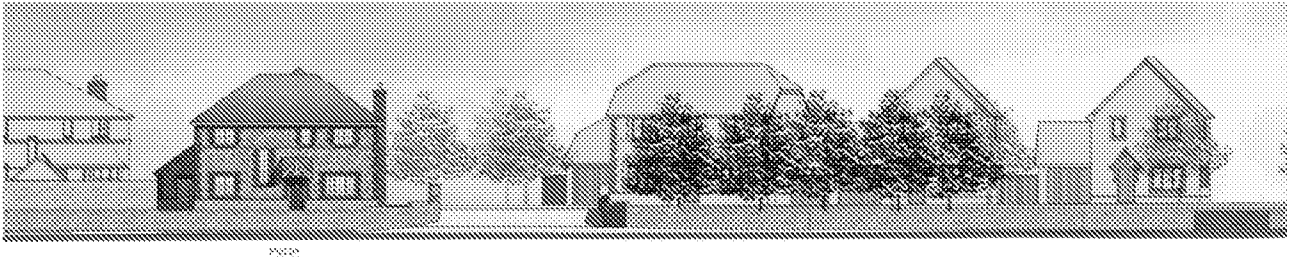


Figure 1: Extract from Approved Coloured Street Elevations (Drawing ref. 18076-C103 Rev D)

In the south-east corner of the site, falling within the Conservation Area, 1.2m height Parkland railings were proposed to match and replace the existing railings shown in Photograph 1. Parkland railings are a distinctive feature within the immediate vicinity of the site, as shown in Photograph 2.



Photograph 1: Traditional Parkland Railings along Main Road in South East Corner of Site



Photograph 2: Traditional Parkland Railings Adjacent to the Site on Main Road

The proposal to implement an alternative boundary treatment comprising the same Parkland railings as approved in the south-east corner of the site will help to further integrate the development with the Conservation Area to the east and open up views of the proposed public open space from Main Road, as shown on Figure 2. The proposal is also considered to complement the semi-rural character of this part of Yapton.



Figure 2: Extract from Proposed Coloured Street Elevations (Drawing ref. 18076-C103 Rev F)

Should you have any queries regarding the information contained within the planning application please do not hesitate to contact me on the above telephone number or at my email address.

Yours sincerely



Ian Johnson

Managing Director

