

27th May, 2021



Simon Davies
Development Management
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Luke Challenger BA(Hons) MPlan MRTPI

E:



36 King Street
Bristol
BS1 4DZ

BlackBoxPlanning.co.uk

Dear Simon,

Y/18/21/RES - Approval of reserved matters following Y/62/18/OUT for 33 No. residential units, access, landscaping & associated works – Clays Farm, North End Road, Yapton

I write following our recent discussions on the above planning application to provide revised details for consideration. These changes have been informed by consultee comments to the application and the outcome of our recent discussions.

The below table sets out the revised material submitted and whether it either supersedes previously submitted material or, is new information.

Plans and documents submitted under cover of this letter 27 th May 2021	Plans and documents submitted original under planning application which are superseded	Changes made
Design		
Design Response Document (May 2021)	Design Response Document (February 2021)	As detailed below
Site Layout (ref: SL.01 Rev C)	Site Layout (ref: SL.01 Rev A)	As detailed below
Coloured Site Layout (ref: CSL.01 Rev C)	Coloured Site Layout (ref: CSL.01 Rev A)	As detailed below
Street Scenes (ref: SE.01 Rev B)	Street Scenes (ref: SE.01 Rev A)	Fence shown between plots 1 - 6 and additional window in gable elevation of plot 6. Landscaping updates.
Coloured Street Scenes (ref: CSE.01 Rev B)	Coloured Street Scenes (ref: CSE.01 Rev A)	Fence shown between plots 1 - 6 and additional window in gable elevation of plot 6.

Boundary Materials Layout (ref: BML.01 Rev B)	Boundary Materials Layout (ref: BML.01 Rev A)	Updated with revised layout and inclusion of timber panel fence between plots 1-6 replacing brick wall.
Dwelling Materials Layout (ref: DML.01 Rev B)	Dwelling Materials Layout (ref: DML.01 Rev A)	Updated to reflect new layout.
Parking Strategy Layout (ref: PSL.01 Rev B)	Parking Strategy Layout (ref: PSL.01 Rev A)	Updated to reflect new layout.
Refuse Strategy Layout (ref: AHL.01 Rev B)	Refuse Strategy Layout (ref: AHL.01 Rev A)	Updated to reflect new layout.
House Type Leverton Floor Plans (ref: HT.LEV.e Rev B)	House Type Leverton Floor Plans (ref: HT.LEV.e Rev A)	Repositioning of window to gable elevation.
House Type Leverton Elevations (ref: HT.LEV.e Rev A)	House Type Leverton Elevations (ref: HT.LEV.e Rev A)	
Landscape		
Hard Landscape Proposals Plan (ref: JSL3904_201A) (new plan)		
Soft Landscape Proposals Plan (ref: JSL3904_500C)	Soft Landscape Proposals Plan (ref: JSL3904_500A)	Updates to reflect layout and incorporation of additional planting around sub-station.
Tree and shrub palette schedule (ref: JSL3904_550C)	Tree and shrub palette schedule (ref: JSL3904_550A)	Reflects updated Soft Landscaping Plan.
Highways		
Swept Path Analysis Refuse Vehicle Entering Site (MBSK210524-01 Rev P1)	Swept Path Analysis Refuse Vehicle Entering Site (MBSK210112-01 Rev P1)	Updated to reflect new layout.
Swept Path Analysis Refuse Vehicle Exiting Site (ref: MBSK210524-02 Rev P1)	Swept Path Analysis Refuse Vehicle Exiting Site (ref: MBSK210112-02 Rev P1)	
Forward Visibility Splay (ref: MBSK210524-03 Rev P1)	Forward Visibility Splay (ref: MBSK210112-03 Rev P1)	
2x2m Pedestrian Intervisibility Around Site (ref: MBSK210524-04 Rev P1)	2x2m Pedestrian Intervisibility Around Site (ref: MBSK210112-04 Rev P1)	
Internal Junction Visibility Around Site (ref: MBSK210524-05 P1)	Internal Junction Visibility Around Site (ref: MBSK210112-05 P1)	
Swept Path Analysis Refuse Vehicle entering/existing (ref: MBSK210525-01 P01) (new plan)		Plans as requested by WSCC showing width of road and priority junction arrangements. Also shows pedestrian crossing on North End Road as a result of initial
Swept Path Analysis – Refuse and Car (ref: MBSK210525-02 P02) (new plan)		
Access Road Layout (ref: MBSK210525-03 P1) (new plan)		

Access Road Visibility Splays (ref: MBSK210525-04 P1) (<i>new plan</i>)		feedback on the Stage 1 Road Safety Audit.
Access Road – Visibility Between Cars (ref: MBSK210525-05 P1) (<i>new plan</i>)		

All other plans and documents not listed above remain the same.

The site layout has incorporated a number of changes following consultee responses received and discussions with the Case Officer, these include:

- addition of footway to southern/western side of main access road and reduction of footway to the east of the road to improve pedestrian safety addressing points by WSCC Highways;
- relocation of visitor parking spaces outside plots 31-33 to an area further west on the opposite side of the internal road;
- widening of the main stretch of footway/cycleway through the open space area from 2m to 3m;
- additional areas of hard standing around visitor parking spaces;
- identification of M4(2) units on the layout plan;
- additional planting around sub-station to screen views of it when entering the site from the main access road (this is also shown on the updated Soft Landscaping Plan); and,
- revisions to hard surfacing to correspond with the submitted Hard Surfacing Details Plan.

The elevations for plot 6 have been updated to include an additional window in the south facing gable elevation to better fenestrate the elevation given its relationship to the adjacent open space area. The previously proposed brick wall between plots 1 and 6 has been replaced with a fence with landscaping illustrated in front of it. These details are shown on the updated elevation plans and street scene plans.

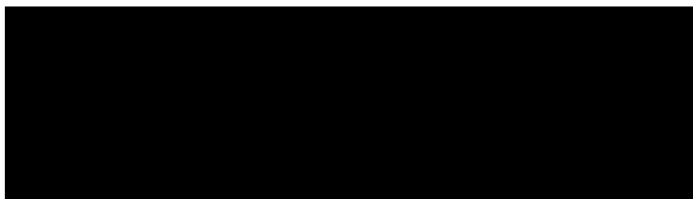
The updated Design Response Document largely seeks to provide further information relating to how the design has been informed by site context and how it seeks to achieve sense of place taking account of the principles set out in the Arun Design Guide. It also includes the site context plan showing how the development relates to adjacent approved schemes.

Following a consultation response from WSCC Highways additional plans have been submitted showing the technical arrangements for the access road including its width and priority junction arrangements. These plans also propose an additional footway on highway

land on North End Road in response to the outcome of the Stage 1 Road Safety Audit. The next stage of the Road Safety Audit is also being prepared and will follow in due course.

I trust the above satisfactorily addresses comments previously raised and allows the LPA to consider the application positively. If you have any questions or require further information please do not hesitate to contact me.

Yours sincerely



Luke Challenger MRTPI
Associate