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Planning - Development Control
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex. BN17 5 LF

5th March 2014

My Ref: CJB/ 13066
Your Ref: Y/30/13

Dear Mr Cronin

Reserved Matters Application. Land South of Fellows Gardens, Yapton.
LPA Ref: Y/30/13. Pre-Application Ref: PAA/18/14
Planning Portal Ref: PP- 03128849

Following the pre-application process regarding the above site, I am now instructed to submit the Reserved Matters application for Land south of Fellows Gardens, Yapton, on behalf of Bellway Homes, Wessex Region. As discussed, the application is submitted to satisfy the reserved matters on Outline Planning Permission ref. Y30/13, together with certain pre-commencement conditions.

The application has been submitted via the Planning Portal, ref. no. above. The supporting information is supplied on the enclosed disc.

The information supplied refers to the discharge of the following conditions on planning permission ref: Y/30/13:

Condition 2: Reserved matters a) layout b) scale c) appearance and d) landscaping, including details of existing trees, boundary treatment and management

Location Plan. Ref: 48-1963-100
Layout Plan. Ref: 48-1963-101 Rev F
Tenure Plan. Ref: 48-1963-102
External finishes. Ref: 48-1963-104
Bin & Cycle strategy. Ref: 48-1963-105
Street scenes. Ref: 48-1963-SS-003 Rev C
House type Portfolio Rev. B
Landscape proposals Plan Ref: ID583.02A and 03A
Landscape Management areas. Plan Ref: ID583.04A
Landscape Management Plan
Elevational treatments (details)
Autotrack swept paths Ref: 3937.SK01



RTPI

mediation of space - making of place

Director: Graham Beck JP, M.B.A., LL.B (Hons), B.A (Hons), Dip.T.P., M.R.T.P.I., M.C.M.I.
Mark Luken M.B.A., LL.B (Econ) (Hons) Dip.T.P., M.R.T.P.I., M.C.M.I.

Condition 7: Materials

Walls: Ibstock Red Light Multi-stock brick (Parham)
Cream coloured render for walls with Ibstock Surrey Red feature brick.

Roofs: Grey smooth tile (Marley Edgemere) with the brick (with a red ridge)
Brown smooth tile (Marley Edgemere) with the render

See Plan Ref: 48-1963-104

All road surfacing will be black top save for the hatched areas, which will be block paving.

Condition 8: Garage size

See layout plan (6 m x 3m internal) Ref: 48-1963-101 Rev F

Condition 9: Tree Protection Scheme

Tree protection details

Condition 10: Landscape Details

See landscape plans submitted for Condition 2.

Condition 11: Boundary treatment

External Works. Ref: 48-1963-103
External Enclosure details. Ref: 48-1963-106
See also

[The fencing and security to the pumping station will be to the requirements of Southern Water]

Condition 13: Archaeology written scheme of investigation

Letter from Wessex Archaeology setting out a programme of archaeological investigation, in consultation with West Sussex County Archaeology.

Condition 22: Laying out, provision and future maintenance of POS

The laying out of the POS, this will be carried out in the first planting season after the storage and car parking areas are removed with the maintenance commencing thereafter.

Condition 23: Construction Management Plan

Compound Layout
Construction Management Plan
Construction management plan notes.

As discussed at the pre-application meeting on 18th Feb, the applicants have undertaken a community involvement exercise where the proposals were exhibited and explained to local residents. The application includes a Statement of Community Involvement explaining this process and setting out the feedback and the modifications and adjustments made as a result of that feedback.

In response to the pre-application process with ADC, the following amendments have been made on the submitted layout:

- Re-sited the development (Plot 13) away from the NE corner
- Added 3D modelling and design details to reflect local context
- Barn cropped the terraced units
- Agreed a palette of materials suited to the context
- Adopted a consistent design and materials for each of the house types to create a cohesive look to the development
- Rotated plots 18-21 in the SE corner to provide an active streetscene
- Added a chimney to plot 2 to create visual interest

Please also note that the on-site open space requirement is met and additional in-curtilage parking is provided than shown in the outline approval.

A fee of £13,090 is payable for this application and this will be supplied by way of a cheque, made payable to Arun District Council, sent under separate cover directly from the applicant.

The remaining pre-commencement conditions, relating to ecology, roads, footpaths and drainage will be the subject of a subsequent application.

Should you require any further information or clarification please get in touch with either Graham Beck or myself.

Yours sincerely,



Celia Bedford BA (Hons), MRTPI
Planning Consultant



Enc : disc