

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

4 March 2020

Our ref: 1818

Your ref: Y/32/17/OUT

FAO: MR S DAVIS, PRINCIPAL PLANNING OFFICER

Dear Mr Davis

Application for Approval of Reserved Matters pursuant to Outline Permission Ref. Y/32/17/OUT, for Development of up to 19 Dwellings with all Matters Reserved, on Land at the Southern End of Cinders Lane, Yapton, West Sussex, BN18 0JJ

I refer to our exchanges of emails between 28 January and 11 February 2020 and now write to enclose the following for your kind attention:

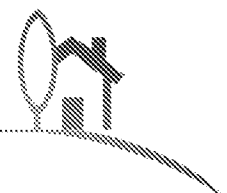
- The relevant Application Form, completed as necessary; and
- The necessary plans and other documentation required for your Authority to deal with the application before you and approve all the Reserved Matters pursuant to outline application ref. Y/32/17/OUT, namely access, layout, scale, appearance and landscaping.

Please note that I have made an online payment for £8,778, being the fee due to your Authority for dealing with the application before you.

Background to the Application

Outline application ref. Y/32/17/OUT was granted subject to a S106 Agreement dated 25 September 2018; and permits the development of land at the southern end of Cinders Lane in Yapton with up to 19 dwellings. Whilst all matters were reserved, the outline application was accompanied by an Illustrative Proposed Site Layout Plan ref. 4D, showing that the site's existing access from the north, at its western end, would be utilised to serve development; and that an additional access to the north would be provided at the site's eastern end. The enclosed plans employ this arrangement, so as to integrate the site's proposed housing layout with that of the housing development already consented and being constructed by my client directly to the north under outline permission ref. Y/5/17/OUT and its linked reserved matters consent ref. Y/4/19/RES.

As such, this application seeks your Authority's approval of the access, layout, scale, appearance and landscaping of the site's development, as required by condition no. 1 of outline permission ref. Y/32/17/OUT; and complies with condition no. 5 of outline permission ref. Y/32/17/OUT, which requires links/connections to be provided and thereafter retained between the site and the development directly to the north that is already consented and being constructed by my client under outline permission ref. Y/5/17/OUT and its linked reserved matters consent ref. Y/4/19/RES.



This letter explains and supports the application before you, with reference to the plans and other documentation enclosed; the terms upon which outline permission ref. Y/32/17/OUT has been granted; and the subject headings set out below. As such, please regard this letter as forming part of the application before you.

Approval of Access

This application is accompanied by a Technical Note ref. 125.0003/TN/3 prepared by Paul Basham Associates, dealing *inter alia* with access arrangements generally, car and cycle parking provision on site generally and provision of electric vehicle charging points for each of the 19 proposed dwellings. The Technical Note also contains a comprehensive suite of 'swept path' plans, showing how cars and refuse and emergency vehicles will be able to satisfactorily negotiate the site's estate road and parking layout, and the access linkages at the site's western and eastern ends to the housing development under construction directly to the north.

As such, the plans contained with the enclosed Technical Note ref. 125.0003/TN/3 prepared by Paul Basham Associates show how the access arrangements for the site will integrate with the housing development already consented and being constructed by my client directly to the north under outline permission ref. Y/5/17/OUT and its linked reserved matters consent ref. Y/4/19/RES. Both sites will utilise Cinders Lane as a means to access the B2132 Bilsham Road; and the improvements made to Cinders Lane and its junction with the B2132 Bilsham Road as part of the development authorised by outline permission ref. Y/5/17/OUT and its linked reserved matters consent ref. Y/4/19/RES will be sufficient to service the 70 dwellings that the two sites will yield in total.

In light of the foregoing, I would respectfully request that the access to the site's development pursuant to outline permission ref. Y/32/17/OUT is approved, upon the basis of the enclosed Technical Note ref. 125.0003/TN/3 prepared by Paul Basham Associates.

Approval of Layout

Outline application ref. Y/32/17/OUT was accompanied by an Illustrative Proposed Site Layout Plan ref. 4D, showing a layout of 19 dwellings, including a block of five apartments. The principles shown on this Conceptual Layout Plan have been utilised and refined in the preparation of the Proposed Site Layout Plan ref. 97.17.P100A enclosed, for which detailed approval is now sought. Further explanation is set out below.

Proposed Site Layout Plan ref. 97.17.P100A shows a development of 19 dwellings, including a block of five apartments, as per the Accommodation Schedule shown on the same. The mix of dwellings set out in the Accommodation Schedule complies with the terms of condition no. 22 of outline permission ref. Y/32/17/OUT; and the number (five) of affordable dwellings set out in the Accommodation Schedule complies with the terms of the S106 Agreement that forms part of outline permission ref. Y/32/17/OUT. Indeed, at the time of writing, Crayfern Homes Ltd has agreed in principle with your Authority's Affordable Housing Consultant, Mr Mark Coates, to transfer the five apartments – Units 1 to 5 inclusive – shown on the enclosed Proposed Site Layout Plan ref. 97.17.P100A to your Authority as affordable rented units.

Furthermore, Proposed Site Layout Plan ref. 97.17.P100A complies with the requirements of condition no. 5 of outline permission ref. Y/21/17/OUT, insofar as it replicates part of the approved layout for the development directly to the north that is being constructed by my client under the terms of outline permission ref. Y/5/17/OUT and its linked reserved matters consent ref. Y/4/19/RES; and shows how both sites will be developed to connect with each other. Certainly, Proposed Site Layout Plan ref. 97.17.P100A shows that the site's existing access from the north, at its western end, would link with the housing development underway directly to the north, as would a new additional access to the north, at the site's eastern end.

Indeed, proposed Units 18 and 19 shown on Proposed Site Layout Plan ref. 97.17.P100A will be developed to comprise part of the consented development directly to the north, being served from its estate road and forming part of the development's street scene. As such, both the application site and the land directly to the north being developed by my client will, once fully developed, appear as a single, integrated and comprehensive whole, comprising 70 dwellings in total.

There are some differences between the Illustrative Proposed Site Layout Plan ref. 4D submitted with the site's outline application ref. Y/32/17/OUT and the Proposed Site Layout Plan ref. 97.17.P100A submitted with this application for approval of Reserved Matters. As per our exchanges of emails between 28 January and 11 February 2020, however:

1. My client understands that it has long been your Authority's desire to reinstate the ditch along the site's western boundary. This will be done as part of the site's development but it will not be possible to reinstate the ditch on its original alignment, as this would involve incursions into the rear gardens of the existing properties adjacent to the west. Accordingly, my client will reinstate the ditch within the site's boundaries but this will reduce the site's developable area along its western boundary; and is the reason why, in contrast to the Illustrative Proposed Site Layout Plan ref. 4D submitted with the site's outline application ref. Y/32/17/OUT, it is not possible for the Proposed Site Layout Plan ref. 97.17.P100A submitted with this application to show the site's estate road routed along the site's southern boundary.
2. Compared to the Illustrative Proposed Site Layout Plan ref. 4D submitted with the site's outline application ref. Y/32/17/OUT, the site's developable area along its eastern boundary has also been reduced, in order to make allowance for a continuation of the potential bridleway diversion from the north, which prevents land being conveyed as part of private residential gardens. This explains why, in contrast to the Illustrative Proposed Site Layout Plan ref. 4D submitted with the site's outline application ref. Y/32/17/OUT, the Proposed Site Layout Plan ref. 97.17.P100A submitted with this application shows a block of five apartments in communal open amenity space at the eastern end of the site.
3. Proposed Site Layout Plan ref. 97.17.P100A shows a wooden post and rail fence and native hedge along the site's southern boundary, to demarcate the southernmost extent of domestic gardens in a manner that will maintain the character and appearance of a rural field boundary along the site's 'countryside edge'. Orientating dwellings in the manner shown on Proposed Site Layout Plan ref. 97.17.P100A will also enable them to benefit from south facing rear gardens that will not overlook those of the dwellings under construction on land directly to the north.
4. Orientating dwellings in the manner shown on Proposed Site Layout Plan ref. 97.17.P100A will also make space available for units to be 'staggered', adding variety and interest to the 'street scene' along the site's estate road; and will also make space available for landscaping (and visitor layby parking) along the site's northern boundary that will be shared with the dwellings under construction on the land directly to the north.

Otherwise, Proposed Site Layout Plan ref. 97.17.P100A shows all houses with private rear gardens of at least 10m in length, with direct rear access; and landscaped areas to their front, facing the development's estate road. The apartments will be set in communal landscaped grounds, incorporating existing trees in the site's south eastern corner. Parking will be provided to your Authority's current standards, in the form of garages and/or en-curtilage driveway parking and communal parking for the apartments. Landscaping and visitor layby parking will be provided along the site's northern boundary shared with the housing under construction on land directly to the north.

Houses without a garage will be provided with a cycle shed in their rear garden and the apartments will be provided with a communal cycle store. There will be plenty of space in the houses' rear gardens to store bins for refuse and recycling unobtrusively – bins will be placed at the roadside on collection days; and the apartments will incorporate a communal bin store. As per the suite of 'swept path' plans contained in the Technical Note ref. 125.0003/TN/3 prepared by Paul Basham Associates and submitted with this application, the estate road shown on Proposed Site Layout Plan ref. 97.17.P100A will 'track' satisfactorily for a refuse vehicle, whilst still incorporating a 'kink' to reduce vehicle speeds; and will incorporate a continuous length of pavement to ensure safe separation of pedestrians from road users.

In light of the foregoing, I would respectfully request that the layout of the site's development pursuant to outline permission ref. Y/32/17/OUT is approved, upon the basis of Proposed Site Layout Plan ref. 97.17.P100A enclosed.

Approval of Scale and Appearance

The remainder of the plans set out on the Crayfern Homes Planning Drawing Issue List and enclosed comprise detailed floor plans, roof plans and elevations for each individual house and the block of five apartments shown on Proposed Site Layout Plan ref. 97.17.P100A. As such, the scale of the houses and the apartment block is confirmed – all are two storey in height with pitched roofs and are not overbearing in terms of their bulk and massing, either individually or, with reference to Proposed Site Layout Plan ref. 97.17.P100A, in relation to each other and to nearby existing development and that under construction by my client on land directly to the north.

The enclosed Materials Schedule should be read in conjunction with the elevations and roof plans for the houses and block of apartments and confirms the external materials, textures and colours proposed for their walls, roofs and window cills; and their windows, doors, fascias and soffits and rainwater goods. The dwellings' character and appearance will reflect the best architecture found in the locality, picking up on local design cues and commonly used external materials; they will integrate fully with the development under construction by my client on land directly to the north; and their simplicity, elegance and quality will contribute positively to the area's character and appearance.

As such, I would respectfully request that the scale and appearance of the site's development pursuant to outline permission ref. Y/32/17/OUT is approved, with reference to the detailed floor plans, elevations and roof plans set out on the Crayfern Homes Planning Drawing Issue List and enclosed; and with reference to the enclosed Materials Schedule.

Approval of Landscaping

This application is accompanied by a suite of plans prepared by Terra Firma Landscape Architects – a Landscape Proposals Plan ref. 1973-TF-00-00-DR-L-1002, which confirms the general scope of a scheme of hard and soft landscaping to underpin the site's development; and three Planting Plans refs. 1973-TF-00-00-DR-L-3010, 1973-TF-00-00-DR-L-3011 and 1973-TF-00-00-DR-L-3012, which confirm a precise specification for the site's soft landscaping, with reference to species descriptions and positions. You will note that the Landscape Proposals Plan ref. 1973-TF-00-00-DR-L-1002 shows the site's scheme of hard and soft landscaping in the context of that approved as part of the development being constructed by my client on land immediately to the north; and also covers boundary treatments and a hierarchy of surface treatments for the site's accesses, estate road, shared surfaces, pavements, driveways and communal parking areas – the enclosed Materials Schedule gives further details of the specific products proposed.

The Landscape Proposals Plan ref. 1973-TF-00-00-DR-L-1002 shows that the site's housing layout will be underpinned by a comprehensive and high quality scheme of hard and soft landscaping. Specimen trees will be laid out in areas of amenity grassland and open space; and new landscaping and planting will be introduced along the site's boundaries, in particular the site's southern boundary that defines the site's 'countryside edge'. The route of an existing footpath along the site's eastern boundary will be retained and re-landscaped to integrate closely with the site's housing layout, which will also allow for a continuation of the potential bridleway diversion from the north, through the area of communal open space surrounding the block of five apartments at the eastern end of the site.

Landscaped frontages including native and shrub and herbaceous planting, meadow and amenity grassland and spring bulbs will add quality and character to the street scenes along the site's main estate road and to the setting of the block of apartments, which will act as a 'focal point' of landscaping and development in the south eastern corner of the site. There will of course also be plenty of scope for residents to landscape and 'personalise' rear gardens.

The landscaping scheme shown on the submitted plans prepared by Terra Firma Landscape Architects shows that high quality hard and soft landscaping will be integral to and underpin the site's development; and has not been regarded as an 'afterthought'. As such, I would respectfully request that the landscaping of the site's development pursuant to outline permission ref. Y/5/17/OUT is approved, with reference to the enclosed Materials Schedule and Landscape Proposals Plan ref. 1973-TF-00-00-DR-L-1002; and to Planting Plans refs. 1973-TF-00-00-DR-L-3010, 1973-TF-00-00-DR-L-3011 and 1973-TF-00-00-DR-L-3012.

Other Matters

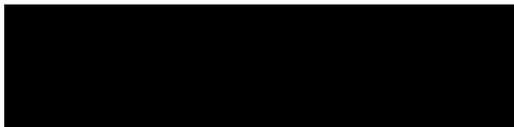
Arboricultural Matters

Although not specifically required as part of this application for approval of Reserved Matters, I have enclosed an Arboricultural Assessment & Method Statement ref. 20018-AA2-CA, Tree Protection Plan ref. 20018-BT2 and Manual for Managing Trees on Development Sites, prepared by the Barrell Tree Consultancy. I can confirm that my client will adhere to the provisions of these documents before, during and after the site's construction phase; and would accept the imposition of a planning condition requiring the same on a grant of Reserved Matters.

Concluding Comments

I hope this letter and the enclosed will be sufficient for you to validate my client's application. If not, or if you have any queries, please contact me. Otherwise, I will look forward to receiving confirmation of the application's validity and to working with you towards an approval of all Reserved Matters pursuant to outline permission ref. Y/32/17/OUT as soon as possible.

Yours sincerely
for MatPlan Limited



Matthew Utting BSc(Hons) DipTP MRTPI
Director



Encs.

Copy: Mr K Wawman, Managing Director, Crayfern Homes Ltd