

RDR/P19-0575PL

17th June 2020

Mr Simon Davis
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Dear Simon,

Reserved Matters Application Y/39/20/RES

**Application for approval of reserved matters for the erection of 45 dwellings pursuant to Section 73 permission Y/13/18/PL (following the grant of outline planning permission Y/49/17/OUT) at
Land at Street Buildings, North End Road, Yapton**

This letter has been prepared on behalf of the Applicant, Redrow Homes Limited, in respect of the above reserved matters application following the expiration of the statutory consultation period. In response to the comments raised by various consultees, the following documents and drawings have been prepared and are hereby submitted for consideration:

1. Design Statement, prepared by Craige Burden BA(Hons) BArch MRTPI RIBA AoU (Head of Planning, Redrow Homes Southern Counties), dated June 2020;
2. The following drawings:

<u>Drawing Title:</u>	<u>Drawing Reference:</u>
Planning Layout (B&W and Coloured)	A867 47 Rev C
Enclosures Plan	A856 13 Rev E
Materials Plan	A356 14 Rev F
Occupancy Plan	A356 15 Rev E
Massing Plan	A356 16 Rev E
Affordable Housing Plan	A356 17 Rev E
External Surfaces Plan	A356 18 Rev E
Parking Plan	A356 19 Rev E
Refuse Plan	A356 20 Rev E
Street Scenes (A-C)	A356 22 Rev E
Refuse Vehicle Tracking	18/343/100 Rev B
Fire Tender Vehicle Tracking	18/343/101 Rev B
Private Car Vehicle Tracking	18/343/102 Rev B

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

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Drawing Title:

Tanker Vehicle Tracking
General Arrangement Plan
Preliminary Engineering Layout
Permeable Paving Plan
Overland Flow Route
Surface Water Catchment Plan
Coloured Landscape Plan
Detailed Planting Plan
Planting Schedule and Maintenance
Specification
Boundary Treatment Plan

Detailed Play Provision
Tree Setting Out Plan

Drawing Reference:

18/343/103 Rev A
18/343/104 Rev B
18/343/105 Rev B
18/343/106 Rev B
18/343/107 Rev A
18/343/108 Rev A
D2832/100/PL04
D2832/301/PL04 & D2832/302/PL04
D2832/0303/PL04

D2832/501 Rev PL04 and
D2832/502/PL04
D2832/503/PL03
D2832/601/PL04 & D2832/602/PL04

3. House Type Brochure, prepared by Geoff Parry Associates Limited;
4. Landscape Maintenance and Management Specification – Revision PL03, dated 16th June 2020; and
5. Proposed Lighting Details, prepared by MMA Lighting Consultancy Ltd

Please note that the following modest amendments have been made to the layout of the proposed development:

- i. Introduction of 2 visitor parking spaces (1 to the east at the entrance and 1 to the front of plots 22 and 23);
- ii. An amendment to the turning heads for Plots 30 and 42 to create more space for planting; and
- iii. The garden to Plot 13 has been increased.

To assist, the documents and drawings hereby submitted have responded to the following matters:

Design and Layout

1. As requested, a Design Statement has been prepared and is hereby submitted to provide an assessment of the proposals against the National Design Guide. This in turn addresses the guidance set out in the emerging Arun Design Guide SPD which covers broadly the same topics as the National Design Guide.
2. I would however advise that there is no national or local requirement for the submission of a Design Statement at the reserved matters stage.
3. Furthermore, the Arun Design Guide SPD is emerging guidance and not adopted policy so it cannot be afforded any significant weight at this stage.
4. I however trust that the Design Statement provided sets out the rationale for the high quality development proposed.

Parking provision

5. In response to the comments by WSCC Highways, I can confirm that regard was given to the Arun Parking Standards SPD in preparing the proposed development.
6. Parking need for the proposed development is 103 spaces. This is calculated on the basis of 2 spaces per 1, 2 or 3 bed dwelling, 3 spaces per 4 bed dwelling and 20% of the total houses as visitor spaces.
7. The development as originally submitted provided 107 spaces consisting of 86 allocated spaces, 14.5 garage spaces (garages are treated as 0.5 of a space) and 7 visitor spaces.
8. There was a shortfall in the number of visitor spaces and the number of spaces for the 1 bed properties against the requirements of the SPD. However, I understand you are content with the parking provision for the 1 bed properties as the SPD allows for flexibility with flats.
9. In terms of the visitor spaces, while we previously agreed that no increase would be required the Applicant has been able to accommodate an additional 2 visitor spaces within the layout of the development bringing it to a total of 9 visitor spaces which would be consistent with the SPD requirement.

Drainage

10. The comments of the Drainage Engineer are noted and as a starting point it should be noted that surface water drainage is not a reserved matter and a decision maker cannot refuse a reserved matters application for reasons unrelated to the matters that are being applied for.
11. Drainage is quite properly dealt with through Conditions 12 and 13 of the outline planning permission (OPP). The condition does not require details to be submitted prior to or even alongside the reserved matters application.
12. The drainage proposals will have no implication for the design and layout of the development as it proposed in this application.
13. The Applicant is content for the revised Preliminary Engineering Layout drawing hereby submitted to be treated on an information basis only and not form part of the drawings to be approved. Detailed drainage arrangements will be agreed separately under discharge of condition application(s) at a later date.

Yapton Parish Council

14. *Layout and massing* – the layout of the development is guided by the Indicative Proposed Block Plan approved under the OPP which shows the area of site where residential development can be built. Condition 18 of the OPP also requires a specific housing mix to be applied. The Applicant has responded positively to the site constraints and is of the opinion that the scheme presented respects, inter alia, the heritage assets in the surrounding area. Indeed the Conservation Officer has advised that the impact can be described as less than substantial harm at the lower end of the scale.
15. *Garages and outbuildings* – noted and the Applicant is content for the LPA to decide.

16. *Landscaping* – the reserved matters application has been submitted with a suite of landscaping drawings as required by Condition 5 of the OPP. The Applicant considers that the details submitted are acceptable and has not received any comments to the contrary from any other parties.
17. *LAP* – the Indicative Proposed Block Plan approved under the OPP shows an indicative location for the LAP within Area 'B' of the site. The LAP proposed in the application has been located in a similar location.
18. *Lighting* – Condition 25 of the OPP requires external lighting in association with the development to comply with Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light Limitations for Exterior Lighting Installations for Zone E2. Lighting details have therefore been prepared in accordance with this requirement and submitted as part of the application.
19. *Connectivity* – Condition 23 of the OPP requires the development to provide a link with surrounding land. The scheme as submitted provides links to North End Road, Maypole Lane and land to the south of the site. These links will be provided prior to the completion of the development and will remain in perpetuity. No further conditions are considered to be necessary.
20. *Visitor spaces* – as noted above, the quantum of visitor parking spaces has been increased to 9 and is in accordance with the requirements of the Parking Standards SPD.

Sussex & West Sussex Police and Fire Services

21. Condition 20 of the approved outline consent requires the submission of a scheme for the location and installation of fire hydrants. The requirements set out within this condition are similar to those requested within the response from West Sussex Fire and Rescue Service, dated 20th May 2020.
22. The comments received by Sussex Police are noted. Gates to gardens will be located close to the front building line as suggested. Details of lighting and landscaping are included within the submitted drawings.

Heritage

23. The demolition of existing buildings was included within description of development for the OPP and has therefore been approved. The Applicant is seeking to retain the flint wall fronting onto North End Road and propose to extend this to maintain the character of the area.
24. The form of development responds to the drawings associated with the OPP (in particular the Indicative Proposed Block Plan). The Bromsgrove house type has been placed in the eastern corner of the site as it provides a dual aspect, providing surveillance to the south west into the development and to the north west to the field north of the site. No planting is included along the eastern boundary with these properties. The Bromsgrove unit is proposed to be rendered, and will utilise a red finished tile to provide a sympathetic finish to the materials of buildings on North End Road.

The Applicant has therefore carefully considered the various issues raised and responded in a positive manner and I trust that the application can now be progressed to a favourable outcome. Please do not hesitate to contact me should you have any queries.

Yours sincerely,



Rob Riding
Principal Planner

Email: 

Encs.