

From: Simon Davis

Sent: 19 May 2020 13:20

To: Sparkes, Jessica

Subject: Yapton SD7 Design Code Submission refs Y/40/20/DOC & Y/41/20/DOC

Dear Zoe and Jessica,

As I previously said, I think the Code is a vast improvement and certainly meets much of what he had asked for. However, we have the following comments and requested amendments:

- (1) Our Design Adviser had previously recommended that the Code *“establish particular typologies or components that can be adapted across the site – for instance, a corner unit, set-back, edge treatment, bay window, porch or garage/ bin store design.”* And *“standardising specific aspects such as roof pitch, ridge line, materials and fenestration”*. I cannot see evidence of this approach in the code and we feel that this would help to integrate the development together and therefore should be included. Also, whilst we are not looking for the code to specify building elevations across the site, it would help to guide the appearance of dwellings across the site.
- (2) We think it would be useful to have pedestrian link across the open space and through the existing tree belt between Loveys Field and Drove Field (pages 32-35). If a formal arrangement is not possible due to the retained trees, then perhaps an informal pedestrian only path (essentially a cut through the trees). Or you could take a path along the boundary from Loveys Field to link to the existing PROW on the other side of the trees. This would add further connectivity between these two areas.
- (3) It's not clear if existing PROW's are being upgraded.
- (4) We don't think that the cycleway through the site follows a clear route and would be better if it was a segregated route as per the section through the central green.
- (5) Also the cycleway route is not clearly shown on the plan on P.16. It does not make it clear that it is alongside the road and also not clear if there are more cycle routes. It might be worth having a separate cycle path plan.
- (6) We have concerns regarding the block sizes being too small on the Barratts side. If they were the same size as those on the Hyde side then there would be less interlinking roads through.
- (7) We feel that it would be beneficial to extend the tree belt across the site. What I mean is that you have the (existing) tree/hedge belt within the green link extending SE from the central green and would ask if there could be similar extent of new tree planting on the green link which extends NW from the central green.
- (8) We don't consider frontage parking to be appropriate on the main village street.
- (9) The Code says that verges either side of the main village street will be 2m on both sides but 'as appropriate to setting'. This creates ambiguity. It would be better to add to this to clarify where verged will be wider or narrower whatever the case may be. It is also noted that the Outline D&A referred to 6-10m verges in these areas.

Please also ensure that where plans indicate the layout underneath the text in the Code, these should be updated to accord with any amended layouts that follow.

Please can you consider amending the Code to include these suggestions. As ever, I am happy to discuss further.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

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