

Simon Davis
Principal Planning Officer
Planning Department
Arun District Council
Arun Civic Centre
Littlehampton
BN17 5LF

23 March 2021

Dear Simon,

Reserved Matters approval pursuant to Condition 1 of Planning Permission Y/92/17/OUT for 300 Dwellings covering Landscape, Layout, Scale and External Appearance

Outline planning permission was granted on 31 May 2019 for the following:

Outline application with all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping. Departure from the Development Plan and Access route is within the Yapton (Main Road) Conservation Area.

Planning Condition 1 requires the submission of 'the reserved matters':

Details of the appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

A submission of Reserved Matters was made in August 2020 (ref: Y/78/20/RES) and subsequently refused on 7 December 2020 on the following grounds:

- 1. Design (general points)**
- 2. Affordable Housing Distribution**
- 3. Sustainable Transport**

An appeal against the refusal has been lodged. The proposals have also been updated to respond to the reasons for refusal and your comments (dated 21 January) following our informal submission of revised plans. A summary of the changes is set out below:

- **Public Open Space** – The Officer Report and subsequent comments dated 21 January set out the requirement for 2.46Ha public open space (excluding SUDs). This requirement takes account of a 145m² reduction in on-site play space because of the s106 contribution for an off-site MUGA. Our proposal provides 2.5Ha usable Public Open Space in accordance with this requirement. This is a conservative calculation because we have not included some of the verges or avenue areas along the roadways.

- **Cycle Path through Green Link** – A cycle path has been added to the plans to link the development to the middle of Drove Lane as per the approved Design Code.
- **Housing Mix** – The 2018 Local Plan does not include a specific housing mix but requests the provision of a broad mix of dwellings based on the most up to date Strategic Housing Market Assessment.

The proposed mix has been updated to replace two larger open market dwellings with two smaller properties thereby helping to reduce the 'visibility of the affordable housing units' as requested by the Officer. This helps to create a looser pattern of development at the centre of the site because the smaller dwellings require fewer parking spaces and thus less hard surfacing and allow for greater separation distances.

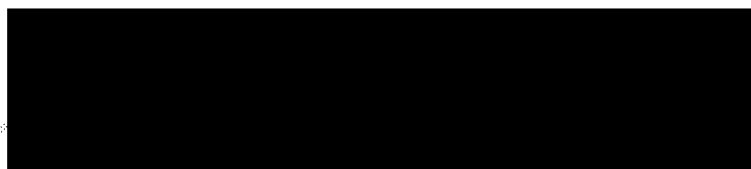
	Previous Mix	Proposed Mix	Change
1 Bedroom	17	17	-
2 Bedroom	81	83	+2
3 Bedroom	127	126	-1
4 Bedroom	75	74	-1
Total	300	300	

- **Affordable Housing** – The submission provides a policy compliant 30% affordable dwellings, split 75% affordable rent and 25% shared ownership in accordance with the approved s106.

Arun District Council does not have an affordable housing clustering policy. ADC's Housing Officer supported the most recent proposals (tabled in November 2020 but not accepted by officers) but we have sought to further amend the tenure distribution to respond to Officer comments. Accordingly the affordable housing dwellings are now more distributed across the site, please see updated Tenure Plan.

The four proposed maisonette blocks comprise a mix of open market and affordable tenure to the satisfaction of your Affordable Housing Officer.

- **Amenity Space** – Maisonettes and FOGs (coach house) dwellings provide private amenity space in the form of either a balcony or terrace as well as communal amenity space in a 'moat' as requested. The amount of communal amenity space exceeds that required by planning policy.
- **Boundary Treatments** – Chain link fencing has been replaced with timber close board fencing thereby ensuring that the affordable housing properties are indistinguishable from the open market properties.
- **Rear Garden Depth** – In response to the Officer Report for the Reserved Matters submission Y/78/20/RES (Page 25), all gardens exceed 10m in length. This is measured to the middle of the rear boundary when the garden is not square/rectangular. Please see enclosed garden depths plan.



- **Obscure glazing** – It is standard practice to obscure glaze first floor bathroom windows to retain privacy for existing and proposed residents.
- **Boundary to Tack Lee Road** – Proposed dwellings are repositioned slightly to the west to increase the degree of separation with existing dwellings on Tack Lee Road. Furthermore, the ground level for the proposed dwellings is lowered slightly to reduce any perceived overlooking.
- **Bin stores** – In response to the previous reason for refusal, the maisonette bin stores are brick and form part of the fabric of the building.
- **Footpath Links** – As requested by the Greenspace Officer, we have updated footpath links where possible to 2m hoggin path to facilitate year round access.
- **LEAP** – As requested by the Greenspace officer, the children's playspace has been updated to provide alternative playspace, greater accessibility and inclusiveness. The resultant high quality LEAP will be an asset to the development and will be further complimented by informal play space in the form of boulders and logs.
- **Sustainable Transport** – The third reason for refusal relates to the provision of sustainable transport modes and the impact on highways safety. It is pertinent to note that this is an allocated site that benefits from outline planning permission, as part of which West Sussex County Council gave consideration to safe and convenient access by means of travel as well as environmentally sustainable travel such as walking, cycling and public transport.

In comments received on 17 December 2018 following the submission of additional information (page 9 in the Committee report for outline planning application Y/92/17/OUT) WSCC raised no objection subject to financial contributions and obligations. This is explained in more detail as part of the submitted Planning Statement.

Notwithstanding the above, the proposal accords with adopted parking standards, makes suitable provision of cycle storage and bike standards and provides cycle links in accordance with the approved Design Code.

Please find enclosed a revised Reserved Matters submission as follows:

- Planning Application Form;
- Cover Letter;
- Site Location Plan;
- Site Plan;
- Planning Layouts (Materials, Heights, Tenure, Parking, Refuse, Enclosures and M4(2))
- Housetype Floorplans and Elevations;
- Apartment Floorplans and Elevations;
- Ancillary Building Floorplans and Elevations;
- Streetscenes;
- Design and Access Statement;



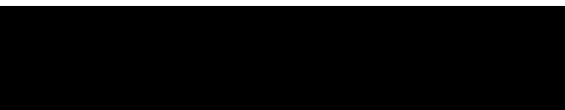
BARRATT
HOMES



DAVID WILSON HOMES
WHERE QUALITY LIVES

- Landscape Masterplan;
- Detailed Landscaping Plans;
- Drainage Statement and Drawings (Foul and Surface);
- Levels and Sections;
- Engineering Layouts;
- Tracking Drawings;
- Ecology Walkover Survey;
- Tree Survey and AIA;
- Heritage Compliance Statement;
- CIL Form 1 (Additional Information).

We look forward to receiving confirmation of the application's receipt and validation in the coming days. Should you require any further information then please do not hesitate to contact me at



Yours sincerely



Jessica Sparkes MRTPI
Head of Planning
Barratt David Wilson Homes – Southern Counties

