

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

06 September 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 first submission of Reserved Matters was made in August 2020 (ref: Y/78/20/RES) and subsequently refused on 7 December 2020. An appeal is pending.

A revised submission of Reserved Matters was made in March 2021. In June 2021, Officers raised a number of concerns which have now been addressed and discussed at length as part of a pre-application process. Accordingly, this revised submission addresses the points raised in your email dated 22 July 2021 and summarised as follows:

- **Drove Park and Drove Field** – Officers commented on the lack of distinction between the two character areas either side of the green space. In response, we redesigned both parcels and made a number of design changes including relocating a maisonette block, removing an awkward corner FOG and creating a more cohesive and flowing layout.

As per the Design Code, the layout now provides a different typology either side of the open space and a clear differentiation between the two character areas. External fenestration is updated for both character areas, proposing changes to weatherboarding colour, window style and roof scape in accordance with the Design Code.

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- **Green Link and SuDS** – The areas identified as SuDS features within the Green Link are storm-event attenuation basins. They will only ever be ‘soggy’ during Storm Events and the majority of the time will be used as informal kickabout areas by the residents. This is often the case on developments which have a flat topography, please see enclosed documentation which provides images of such areas.
- **The Green Link** – The properties fronting onto the Green Link have been redesigned and shared surfacing added to soften the interface. There is clear defensible space, more practical cycle/pathways and a better delineation between the dwellings.
- **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** – We have reduced the number of 4 bedroom dwellings as requested.
- **Affordable Housing** – We have sought to redistribute affordable housing throughout the site and previously introduced three tenures into the maisonette dwellings. In response to your latest email, we further altered the tenure north of Tack Lee Road (Plots 47 – 49 inc.) to ensure that plots are as dispersed as possible. The external appearance of the affordable dwellings is also tenure blind.
- **Amenity Space/Public Open Space** – All dwellings have private amenity space in the form of a garden, balcony or terrace as well as communal amenity space for the maisonette units. The amount of communal amenity space exceeds the policy requirement. The proposals provide 2.57Ha of Public Open Space against a policy requirement of 2.46Ha as well as 4.no LAPs and one LEAP.
- **Canal Green** – The Conservation Officer raised no objection to our previous proposals which accord with the Design Code, nevertheless we have added extra variation to the dwellings along Canal Green and changed the roofscape. The result is a less formal arrangement of dwellings.
- **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. Similarly the external appearance of the dwellings is tenure blind.
- **Rear Garden Depth/Back to Back** – All gardens exceed 10m in length. This is measured to the middle of the rear boundary when the garden is not square/rectangular. Road hierarchy i.e. road width, orientation and place making, is considered in the DAS addendum and takes its cues from the approved Design Code and Manual for Street.
- **Obscure glazing** – Obscure glazing is provided to first floor bathroom windows to protect privacy for existing and proposed residents.

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- **Relationship to Tack Lee Road** – The dwelling immediately north of no.60B Tack Lee Road has been relocated to provide a greater degree of separation.
- **Bin stores** – The maisonette bin stores are brick and form part of the fabric of the building.

Please find enclosed revised plans comprising:

- Site layout Plan rev W;
- Coloured Site Plan rev H;
- Storey Heights Plan rev G;
- Dwelling Types Plan rev J;
- Tenure Plan rev L;
- Parking Plan rev G;
- Refuse Plan rev G;
- Materials Plan rev H;
- Boundary Treatment Plan rev G;
- Accessibility Plan for M4(2) rev F;
- Public Open Space Plan rev B;
- Streetscenes rev C;
- Elevations and Plans (Open Market and Affordable);
- Design and Access Statement Addendum;
- Landscape Masterplan;
- Detailed Landscaping Plans;
- Levels and Sections 4070 rev G;
- Levels and Sections 4071 Rev H;
- Levels and Sections 4072 rev G;
- Levels and Sections 4073 rev G;
- Swept Path Analysis rev P2.

I trust the amendments are to your satisfaction. Barratt David Wilson has taken on board all of the comments that have been received as well as parameters set by the Design Code and outline planning permission. We believe that the resultant proposals will truly be an asset to the village of Yapton.

Should you require any further information then please do not hesitate to contact me at

[REDACTED]

Yours sincerely,

[REDACTED]

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

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