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

24 January 2019

Our ref: 1818

Your ref: Y/5/17/OUT

FAO: MR S DAVIS, PRINCIPAL PLANNING OFFICER

Dear Mr Davis

Application for Approval of Reserved Matters pursuant to Outline Permission Ref. Y/5/17/OUT – 51 Dwellings with all Matters Reserved Except for Access, on Land at Cinders Nursery, Cinders Lane, Yapton, West Sussex, BN18 0JJ

Please find enclosed 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 Reserved Matters pursuant to outline application ref. Y/5/17/OUT, namely layout, scale, appearance and landscaping.

Please note that I have made an online payment for £22,997, being the fee due to your Authority for dealing with the application before you.

Background to the Application

Outline application ref. Y/5/17/OUT was granted on 31 August 2018, upon the execution of a S106 Agreement on 29 August 2018; and permits the development of land at the former Cinders Nursery with 51 dwellings. Access to the development will utilise the site's existing access via Cinders Lane, which joins the B2132 Bilsham Road from the east; and was granted in detail at the outline stage.

As such, the layout, scale and appearance of the site's development; and the development's landscaping were Reserved Matters for later approval. This application now before you seeks approval of these Reserved Matters, as required by condition no. 1 of outline permission ref. Y/5/17/OUT; and to comply with the terms of condition no. 7 of outline permission ref. Y/5/17/OUT, which requires links/connections to be provided and thereafter retained between the site and adjoining land to the south which benefits from outline permission under ref. Y/32/17/OUT for up to 19 dwellings, with all matters (access, layout, scale, appearance and landscaping) reserved for later approval.

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/5/17/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 Layout

Outline application ref. Y/5/17/OUT was accompanied by an illustrative Conceptual Layout Plan ref. HP16908 003 004B showing a layout of 51 dwellings, including a block of eight apartments. The principles shown on this Conceptual Layout Plan have been utilised and refined in the preparation of the Proposed Site Layout Plan ref. 19.14. P101 L enclosed, for which detailed approval is now sought.

As such, Proposed Layout Plan ref. 19.14. P101 L shows a development of 51 dwellings, including a block of eight apartments, as per the Accommodation Schedule shown on the same. The mix of units set out in the Accommodation Schedule complies with condition no. 29 of outline permission ref. Y/5/17/OUT; and the number and tenure split of the affordable dwellings set out in the Accommodation Schedule complies with the terms of the S106 Agreement that forms part of outline permission ref. Y/5/17/OUT. Indeed, Crayfern Homes Ltd has already agreed with your Authority's Affordable Housing Consultant, Mr Mark Coates, to transfer the 10 affordable rented units shown on Proposed Layout Plan ref. 19.14. P101 L to your Authority – Units 38 and 39 and Units 40-47.

Furthermore, Proposed Layout Plan ref. 19.14. P101 L complies with the requirements of condition no. 7 of outline permission ref. Y/5/17/OUT, insofar as it replicates and includes the Illustrative Proposed Site Layout ref. 4D submitted with outline application ref. Y/32/17/OUT for the adjacent land to the south; and shows how both sites could be developed to connect with each other. Certainly, Proposed Layout Plan ref. 19.14. P101 L shows that the existing access off the end of Cinders Lane to the land now subject to outline permission ref. Y/32/17/OUT will be retained; and that the application site and the adjacent land to the south could be developed as a comprehensive whole, with neither affecting the other.

Otherwise, Proposed Layout Plan ref. 19.14. P101 L shows a generous development layout – all houses will have private rear gardens of at least 10m in length, with direct rear access; and a generously landscaped area to their front, facing the development's main estate road or shared surface accesses. The block of apartments will be set in its own communal landscaped grounds. Parking will be provided to your Authority's current standards, in the form of garages, en-curtilage driveway parking and communal parking for the block of apartments. Visitor parking will also be provided, adjacent to the area of communal open space to be provided in the site's north eastern quadrant; and on the edge of the site's main access road.

Houses without a garage will be provided with a cycle shed in their rear garden and the block of 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 block of apartments will incorporate an integral communal bin store. As such, the main estate road shown on Proposed Layout Plan ref. 19.14. P101 L will 'track' satisfactorily for a refuse vehicle, whilst still having a geometry 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/5/17/OUT is approved, upon the basis of Proposed Layout Plan ref. 19.14. P101 L 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 eight apartments shown on Proposed Layout Plan ref. 19.14. P101 L. As such, the scale of the houses and 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 Layout Plan ref. 19.14. P101 L, in relation to each other and to nearby existing development.

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 exact details of 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; and their simplicity, elegance and quality will contribute positively to the area's overall character and appearance. This is particularly apparent from the coloured Street Elevations and 3D Sketch View set out on the Crayfern Homes Planning Drawing Issue List and enclosed.

As such, I would respectfully request that the scale and appearance of the site's development pursuant to outline permission ref. Y/5/17/OUT is approved, with reference to the detailed floor plans, elevations, roof plans and coloured Street Elevations and 3D Sketch View set out on the Crayfern Homes Planning Drawing Issue List and enclosed; and with reference to the enclosed Materials Schedule.

Approval of Landscaping

The enclosed Landscape Proposals Plan ref. 1973-TF-00-00-DR-L-1001 has been prepared by Terra Firma Landscape Architects and sets out in detail a landscaping scheme and landscaping specification to underpin the site's development. You will note that the Landscape Proposals plan ref. 1973-TF-00-00-DR-L-1001 also covers boundary treatments and a hierarchy of surface treatments for the site's access from the B2132 Bilsham Road and main estate road, shared surface accesses, 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-1001 shows that the site's housing layout will be underpinned by a comprehensive and high quality scheme of hard and soft landscaping. Specimen trees incorporating bat and bird boxes will be laid out in an area of open space that will act as a focal 'gateway feature' at the entry to the site's housing layout; and a generous area of landscaped open space will be laid out in the site's north eastern quadrant. New landscaping and planting along the site's boundaries is also shown on the Landscape Proposals plan ref. 1973-TF-00-00-DR-L-1001; and the route of the existing footpath on the site's eastern boundary will be retained and re-landscaped to integrate closely with the site's housing layout.

Landscaped frontages including specimen trees, low hedges and grassed areas to the dwellings on site will add quality and character to the street scenes along the site's main estate road and shared surface accesses. The block of apartments will be set in its own landscaped communal grounds and parking courts, to act as a 'focal point' in the south western part of the site's development layout. There will of course be plenty of scope for residents to landscape and 'personalise' rear gardens.

The landscaping scheme shown on plan ref. 1973-TF-00-00-DR-L-1001 prepared by Terra Firma Landscape Architects shows that high quality hard and soft landscaping is integral to and underpins 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-1001.

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/5/17/OUT as soon as possible.

Yours sincerely
for MatPlan Limited



Matthew Utting BSc(Hons) DipTP MRTPI
Director



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Copy: Mr K Wawman, Director, Crayfern Homes Ltd