

From: Simon Davis

Sent: 15 April 2019 17:15

To: 'Matthew Utting'

Subject: RE: Application Ref. Y/4/19/RES - Land at the Former Cinders Nursery, Cinders Lane, Yapton

Dear Matthew,

Thanks for your email. I will await the further plans before I put a request in to admin to update the plans etc on our website. However note the below.

The application has this afternoon been discussed with our Group Head of Planning (HoP) and Director of Place (DoP). My Team Leader attended this meeting and was able to refer to the revised layout drawing (though we were not able to download the other plans beforehand). The DoP and HoP had concerns with the site layout and made some suggestions as to how it could be made more acceptable. I attach two photographs, one showing a suggested sketch layout and the other your original layout annotated to show the same suggested layout. The suggestion is to straighten the top road and create a semi-circular loop at the end with the plots on the eastern side of the development then fronting this road. The open space could then be moved into a new position within the loop. It is also suggested that the bottom road be closed to cars at the western end. They also both felt that it might be possible to get more houses on such a layout. They also request a link to the footpath on the eastern boundary.

We are happy to arrange a meeting if you would like to come in to discuss but this would be with me and potentially also my Team Leader (i.e. not with the Head of Planning and Director of Place).

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

Please note that I typically work from home on Thursdays when I am unreachable on my work phone

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Matthew Utting [REDACTED]
Sent: 12 April 2019 13:11
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: 'Kevin Wawman' [REDACTED] 'Paul Spratt' [REDACTED] 'Emma James' [REDACTED]
Subject: Application Ref. Y/4/19/RES - Land at the Former Cinders Nursery, Cinders Lane, Yapton
Importance: High

Dear Simon,

You will recall that we are dealing with the above application, which seeks your Authority's approval of reserved matters pursuant to outline consent ref. Y/5/17/OUT, for the development of 51 dwellings on land at the former Cinders Nursery, off Bilsham Road/Cinders Lane in Yapton. I am writing to update you on a number of matters that have caused my client to revise the plans currently lodged with the reserved matters application and set out an explanation of the same below.

You may be aware that a third party has applied to West Sussex County Council to upgrade public footpath no. 166 into a public bridleway; and for this bridleway to be diverted to cross the application site from its north western to its south eastern corner. Currently, public footpath no. 166 runs along the application site's northern and eastern boundaries. I have attached two plans showing the current route of the public footpath and an extract from the application to upgrade and divert the public footpath, which includes a plan showing its proposed route across the application site.

My client's Solicitors have advised that the site's development must allow for the possibility that the proposed upgrade and diversion of public footpath no. 166 will be approved. Accordingly, my client has revised the plans currently lodged with your Authority as part of application ref. Y/4/19/RES; and these revised plans can be obtained by clicking on the following link:

<https://www.dropbox.com/sh/u3x4zxqk8d0jmd/AADCeImwfp8lhb1Wii4h7zRJa?dl=0>

You will note the revised plans include a revised Site Layout ref. 19.14. P101_P rev. Q and I have attached a copy of the same for your convenience. You will note the site's housing layout makes provision for the possible upgrade and diversion of public footpath no. 166 to a minimum 5m width by way of linear open space and a realignment of the site's main estate road. Otherwise, the site's dwelling yield, dwelling mix and proportion of affordable housing remain unchanged. You will likewise note that the revised layout makes provision for footpath no. 166 to be upgraded to a combined footpath and bridleway of 5m in width but along its current alignment on the site's northern and eastern boundaries. Moreover, you will note that the revised layout still provides for a connection to be made to the development authorised by outline consent ref. Y/32/17/OUT on adjoining land to the south, such that a comprehensive 'masterplanned' approach to the development of both sites is assured.

Lastly, you will note the revised plans, including Site Layout ref. 19.14. P101_P rev. Q, take account of Yapton Parish Council's comments on the plans currently lodged as part of the site's reserved matters application ref. Y/4/19/RES, insofar as visitor parking is now shown specified as 'grasscrete' or similar; and the elevations to houses now incorporate a range of more 'traditional' as well as modern materials.

A revised Landscaping Plan is being finalised to take account of Site Layout ref. 19.14. P101_P rev. Q and I will send you this as soon as possible. Likewise, I will send you some revised 'Tracking Plans' to demonstrate that revised Site Layout ref. 19.14. P101_P rev. Q will 'track' satisfactorily for a refuse vehicle.

I hope this email is helpful and brings you fully up to date with the revisions made to application ref. Y/4/19/RES and the reasons for the same. So far as other matters are concerned, I will shortly be making an application to discharge conditions 9 and 10 attached to the site's outline consent ref. Y/5/17/OUT, so that site clearance can start. This application will be followed by a separate application to discharge all the remaining conditions attached to the site's outline consent ref. Y/5/17/OUT, so that a lawful start can be made on the site's development.

By all means contact me if you have any queries – my client and I would be pleased to meet with you to discuss matters in more detail, if this would assist.

Regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director

7 Siskin Gate
Bracknell
Berkshire
RG12 8BF



This email is confidential and may contain privileged information. It is intended only for use of the intended recipient. If you have received it by mistake, please notify the author by replying to this email or telephone (01344-481204). If you are not the intended recipient, you must not print, copy, amend, distribute or disclose it to anyone else or rely on the contents of this email, and you should **DELETE** it from your system. You should check this email and any attachments for viruses, as no responsibility can be taken for any virus which may be transferred by this email. Thank you.

MatPlan Limited, Company Registration No. 7423701
Registered Office: Lexham House Forest Road Binfield Berkshire RG42 4HP

 *Save Paper - Do you really need to print this e-mail?
Try not to leave old messages attached unless they are relevant.*