

[REDACTED]

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**From:** Matthew Utting [REDACTED]

**Sent:** 01 May 2019 10:14

**To:** Simon Davis <Simon.Davis@arun.gov.uk>

**Cc:** 'Kevin Wawman' [REDACTED]; 'Paul Spratt' <[REDACTED]>; 'Emma James' [REDACTED]

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

**Importance:** High

Morning, Simon,

Thank you for your email below; and that's quite OK with me – I'm aware that following your meeting with Paul on 24 April 2019, he has sent you two alternative revised site layouts for your consideration and comment, as per the attached email dated 25 April 2019. Once you have confirmed which site layout you prefer, I will submit a complete suite of revised plans for the site's reserved matters application ref. Y/4/19/RES and you can consult upon the same in the normal way. Reaching an agreement on the site's layout will also allow me to apply to discharge key pre-demolition and pre-commencement conditions.

We'll get there, I am sure! My clients and I will therefore look forward to hearing from you as soon as possible.

Regards,

**Matthew Utting BSc (Hons) DipTP MRTPI**

Director



7 Siskin Gate  
Bracknell  
Berkshire  
RG12 8BF

[REDACTED]

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**From:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>

**Sent:** 29 April 2019 12:28

**To:** Matthew Utting [REDACTED]

**Cc:** 'Paul Spratt' [REDACTED]

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

Dear Matthew,

Just to say that I have not done anything with the plans you sent to me on the 12<sup>th</sup> and 16<sup>th</sup> April. This is because discussions are ongoing re the layout and in my mind, it makes no sense to change the plans on our system and notify the Parish of the changes (which we are required to do as per the Neighbourhood Planning Act – and which also requires a 21 day consultation period) if there are then further changes. However, I did download the plans from the link and have them saved on my computer. I assume this is acceptable to you and your clients.

Kind Regards

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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](mailto:simon.davis@arun.gov.uk)  
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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Save the environment - think before you print.

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**From:** Matthew Utting [REDACTED]

**Sent:** 16 April 2019 11:54

**To:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>

**Cc:** 'Kevin Wawman' [REDACTED]; 'Paul Spratt' [REDACTED]; 'Emma James' [REDACTED]

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

**Importance:** High

Morning, Simon,

Further to my email below, please find attached the following:

1. A revised Landscape Proposals plan ref. 1973-TF-00-00-DR-L-1001, which takes account of the site's revised housing layout.
2. A revised Site Layout plan ref. 19.14. P101\_P Rev. R, which matches absolutely with the soft landscaping shown on the attached revised Landscape Proposals plan ref. 1973-TF-00-00-DR-L-1001 referenced above.
3. A Revised Transport Statement, which reflects the revised Site Layout plan ref. 19.14. P101\_P Rev. R and includes revised tracking plans for the same.

Please update the site's reserved matters application to include the attached; and by all means contact me if you have any queries.

Many thanks and regards,

**Matthew Utting BSc (Hons) DipTP MRTPI**  
Director

7 Siskin Gate  
Bracknell  
Berkshire  
RG12 8BF

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**From:** Matthew Utting [REDACTED]  
**Sent:** 12 April 2019 13:11  
**To:** 'Simon.Davis@arun.gov.uk' <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/u3x4zxqk8d0jimd/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.

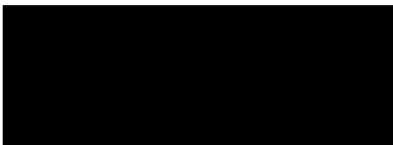
By all means contact me if you have any queries – my client and I would be pleased to meet with you to discuss matters in more detail, if this would assist.

Regards,

**Matthew Utting BSc (Hons) DipTP MRTPI**  
Director



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Bracknell  
Berkshire  
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