



From: Ian Johnson [REDACTED]
Sent: 29 October 2019 15:22
To: Simon Davis <Simon.Davis@arun.gov.uk>; Martyn White <Martyn.White@arun.gov.uk>
Cc: Lucy Hill [REDACTED]
Subject: RE: Reserve Matters Application: Bonhams Field, Yapton (ADC ref. Y/63/19/RES)

Dear Simon and Martyn

Thank you again for meeting with Lucy and me on Friday to discuss the above. We thought it may be helpful to provide you with a note of the main actions agreed at the meeting. We have also updated the Parish Council with a note of the actions listed below.

In addition to replacing some brick elevations on prominent frontages with timber effect cladding and hanging tiles, a new 1930's influenced house style, safeguarded land for footway potential and enhanced landscaping (as agreed with the Parish Council) we agreed the following with yourself and Martyn during the meeting:

1. Prepare a street view 3D image from Main Road looking through the orchard in the SE corner and towards the side of the barn style building.
2. Include additional tree planting (random placements) in front of Plots 38 to 41 to filter views from the rear of dwellings to the south.
3. Provide materials specification.
4. Update the hard landscaping plan to show the rear garden wall to Plot 42 with heritage brick and inclusion a tree and native shrubbery, rather than the clump of trees to hide the wall.
5. Replacement of flat roof porches to Plots 16 – 18 with apex roof / heavy timber porches.
6. No change to the single storey barn style dwellings closest to the Conservation Area (or provision of strip of POS along the back of the rear gardens).
7. Include some trees in rear gardens to help 'green' views between dwellings from the street
8. During the meeting Martyn stated his main focus was now the row of proposed dwellings along the southern edge of the developed area. In response we propose to take a design *cue* from the row of cottages on Main Road (see below) to the west through introducing brick quoins and colour doors to Plots 38 to 41. It is proposed this additional elevational detail and tree planting in the adjacent open space (as referred to above) will reinforce sense of place, provide historic references and help protect the setting of the listed dwelling.

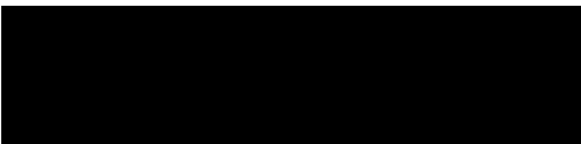


We are now working to a deadline of 5th November to submit the additional revisions our plans and drawings to you. We will notify the Parish Council at the same time of the submission.

Kind regards

Ian

Ian Johnson MRTPI
Managing Director
Luken Beck
30 Carlton Crescent
Southampton
Hampshire SO15 2EW



LinkedIn: [Linkedin](#)
Website: www.lukenbeck.com



From: Ian Johnson
Sent: 15 October 2019 13:23
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Lucy Hill [REDACTED]
Subject: FW: Reserve Matters Application: Bonhams Field, Yapton (ADC ref. Y/63/19/RES)

Dear Simon

Thank you for your agreement to a progress meeting. We are now preparing revised plans and drawings for discussion with the Parish Council on Friday, subject to confirmation of time / venue. Allowing for any additional revisions following this meeting we are aiming to submit our revised plans and drawings to you by the middle of next week.

Would you be available to meet at your offices, Friday 25th October? By this date you should have received our design revisions and the late consultee comments, in particular on landscape, heritage.

Best regards

Ian

Ian Johnson MRTPI
Managing Director
Luken Beck
30 Carlton Crescent
Southampton
Hampshire SO15 2EW

