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

24 July 2020

Dear Sirs

Land North of Yapton C of E School, North End Road, Yapton (LA ref Y/88/18/OUT)
Proposal to vary planning condition 3 under Section 73 of the T&CPA 1990 (as amended by the Planning and Compulsory Purchase Act 2004)

On behalf of our client Yapton Developments Ltd, we apply herewith, under Section 73 of the 1990 Act (as amended by the 2004 Planning and Compulsory Purchase Act) to make the following amendments:

- Replace the 'proposed access arrangement drawing 2014/2270/001 Rev C' which forms part of the approved plans at Condition 3. This is to be replaced with 'S278 General Arrangement and Construction Makeup drawing YAP-S278-01 Rev J' which was approved in April 2020 as part of a standalone access application ref Y/17/20/PL.

- Remove 'Swept path analysis drawing 2014/2270/002 Rev A' that has been listed in condition 3; and

- Remove 'Sketch Site Layout drawing SK10 Rev D (only in so far as it relates to access)' that has been listed in condition 3.

Henry Adams LLP has already advised you in an email of 20th July, the Reserved Matters application is due to be submitted in August 2020 in order to deliver the 38 dwellings permitted at outline stage. The reserved matters application will be submitted in line with this variation of condition application.

The application is accompanied by the requisite fee of £234, planning application form, landownership Certificate B and the S278 General Arrangement and Construction Makeup drawing YAP-S278-01 Rev J.

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ARUN DISTRICT COUN

Article 4C of the General Development Procedure Order provides exemption from the need to provide a Planning Design and Access Statement and instead this letter provides sufficient information to identify the relevant conditions and planning justification for their variation.

Planning History

Y/88/18/OUT Approved November 2019
Outline application with some matters reserved for the erection of 38 no. dwellings. This application affects a Public Right of Way.

Y/17/20/PL Approved April 2020
Construction of a new access to serve residential development. This application may affect a Public Right of Way.

Variation to Conditions

Planning Condition 3

Condition 3 of the consent states:

'The development hereby approved shall be carried out in accordance with the following approved plans:
Location Plan drawing 04 Rev A;
Sketch Site Layout drawing SK10 Rev D (only in so far as it relates to access);
Swept path analysis drawing 2014/2270/002 Rev A; and
Proposed access arrangement drawing 2014/2270/001 Rev C.'

As noted above, an application for a stand alone access to serve residential development was approved in April 2020 (Y/17/20/PL). The stand alone access was submitted to allow for the access to be constructed during school holidays to prevent any potential highway safety issues and additional congestion on North End Road.

As this application has been approved and the access can be constructed prior to approval of the Reserved Matter consents, we would request that the *'Proposed access arrangement drawing 2014/2270/001 Rev C'* be replaced with the approved stand alone access plan *'S278 General Arrangement and Construction Makeup drawing YAP-S278-01 Rev J'.*

The standalone application was also approved without a conditioned swept path analysis drawing. We would therefore suggest that the Swept Path Analysis Drawing does not need to be conditioned. We would request that this be removed.

The Sketch Site Layout is an illustrative plan that is to be updated as part of the Reserved Matters Application and thus the conditioned sketch is no longer relevant. It is unclear as to why this has been conditioned, unless it relates to the delivery of the road. Due to the fact that the standalone application has been approved and that the detailed plans are to be submitted in August 2020, we would request that the Sketch Site Layout also be removed from the plans list in Condition 3.

Other Considerations

It is important to note that Conditions 5 and 13 are compliance conditions that relate to the delivery of the access. Whilst we are amending the plans to accord with the approved standalone access consent, the wording within Conditions 5 and 13 does not need to be amended and will still be relevant as currently written.

Summary

For all of the above reasons we trust that the application to replace the proposed access arrangement drawing and remove the swept path analysis drawing and sketch site layout associated with Condition 3 can be granted planning approval on the grounds sought. In the meantime, we look forward to receiving an acknowledgement of receipt at your earliest convenience.

Yours sincerely

[redacted]

Ellie White MRTPI
Senior Planner
Henry Adams LLP