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Our Ref: 1887/RCIWC/
 Planning Portal Ref: PP-06500964
7th November 2017

Dear Sir/Madam,

**Application for the approval of reserved matters following outline approval.
 Land at Kings Close, Yapton, BN18 0EX.**

Plainview Planning Ltd has been instructed by Mr Stephen Fletcher to submit an application for the approval of reserved matters, pursuant to an outline planning permission (Y/22/14) granted on 14th November 2014 for residential development on land at Kings Close, Yapton. Scale, appearance and landscaping are the reserved matters for which approval is sought.

The application has been submitted via the Planning Portal today. The required application fee of £6,930 will be paid separately by the applicant.

It is important to note that layout and access were approved at the outline stage and that the reserved matters must accord with the indicative plans approved at the same time. That said, the approved site layout did not include provision for any affordable housing units. Additionally, the outline scheme was approved before the introduction of:

1. The Council's internal and external space standards;
2. Technical housing standards - nationally described space standard; and
3. Building Regulation Part M4 and in particular the optional higher national standard M4(2) Category 2 - Accessible and adaptable dwellings, taken as the government's equivalent to Lifetime Homes Standards.



However, the applicant's architect has worked hard to achieve house type plans, within the constraints of the approved layout, that reflect favourably both the nationally described space standards and, in the case of the five affordable units, reflect the Building Regulation M4(2) in the context of providing accessible and adaptable housing for the needs of older people in Yapton.

The full list of drawings accompanying the application can be found in section 7 of the application form.

Condition 14 of the outline planning permission requires an ecological enhancement scheme to support the reserved matters application. Specifically, the condition requires the scheme to pick up the recommendations from the reports that supported the outline application. An enhancement scheme has been included in the submitted Reptile Survey & Mitigation Plan and this, in turn, has been used to inform the design of the landscaping scheme.

I trust you will find the submitted application to be fully in order and capable of proceeding to a favourable officer recommendation. However, if you do have any concerns or queries about the application or require any further information, please do not hesitate to contact me.

Yours faithfully

Raymond Cole

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