

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

24 July 2020

Dear Sirs

Land at Stakers Farm, North End Road, Yapton (LA ref Y/44/17/OUT)
Proposal to vary planning conditions 3 and 24 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 the 'Swept path analysis drawing 2014/2270/002 Rev A' which has been listed as an approved plan within Condition 3.
- Amendments to the referencing/wording of the Location Plan currently referenced as 'drawing 6468-04 Rev B' within condition 3 as there is no revision B.
- Vary the wording on Condition 24 to simply include '*or as otherwise agreed in writing by the Local Planning Authority.*'

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 70 dwellings permitted at outline stage. The reserved matters application will be submitted in line with this variation of condition application.

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Town Planning ► Development Consultancy



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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.

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/44/17 OUT Approved December 2018

Outline Planning Application for 70 No. residential dwellings including 30% affordable, public open space and associated landscaping. All matters to be reserved apart from Access. This application is a Departure from the Development Plan. This application affects the character and appearance of Main Road/Church Road Yapton Conservation Area and the setting of Listed Buildings.

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:

Drawing 6468-04 Rev B 'Location Plan';

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 approved Location Plan references revision B. A revision B was not submitted and thus we can only assume that this has been made in error. We would therefore request that the wording be amended to state 'Drawing 6468-04 'Location Plan'".

Planning Condition 24

Condition 24 of the consent states that:

'There is a requirement that the proposed reserved matters submission conform to the following range of dwellings: 1-bed dwellings: 10-15% of all dwellings; 2-bed dwellings: 25-35% of all dwellings; 3-bed dwellings: 45-55% of all dwellings; and 4+bed dwellings: 5-10% of all dwellings.'

We are requesting that the condition be amended to include '*or as otherwise agreed in writing by the Local Planning Authority*' and thus read as follows:

There is a requirement that the proposed reserved matters submission conform to the following range of dwellings: 1-bed dwellings: 10-15% of all dwellings; 2-bed dwellings: 25-35% of all dwellings; 3-bed dwellings: 45-55% of all dwellings; and 4+bed dwellings: 5-10% of all dwellings or as otherwise agreed in writing by the Local Planning Authority.

Pre-application discussions with the Parish Council determined that there was a higher need for smaller family properties (3 bed dwellings) within the village than there were 1 and 2 bed dwellings.

The proposed mix set out within the impending Reserved Matters Application therefore seeks to provide a slightly lower percentage of 1 bed dwellings alongside a higher provision of 3 bed dwellings. This has resulted in the proposed mix being in accordance with the 2 and 3 bed percentage split, but not aligned with the 1 and 4 bed percentage split.

The Parish Council Planning Committee Meeting held on the 9th March confirmed that the Parish are supportive of this approach. Formal pre-application discussions with officers (January 2020) confirmed that the Authority would be content with amendments to the market mix if the Parish Council were in agreement.

Summary

For all of the above reasons we trust that the application to replace the proposed access arrangement drawing associated with Condition 3 and the wording of Condition 24 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



**Ellie White MRTPI
Senior Planner
Henry Adams LLP**