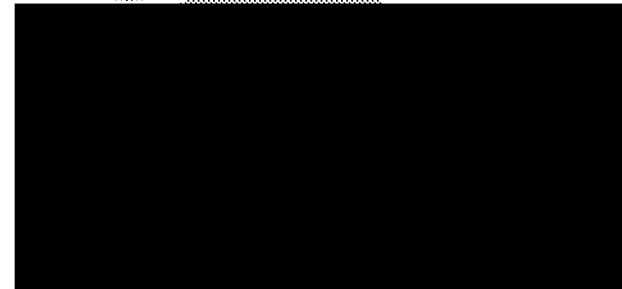
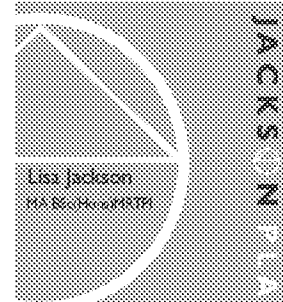


By email only,

Copy Andrew Tice - Landlink, Zoe Knott - Nexus

October 19, 2018

David Easton  
Principal Planner  
Arun District Council  
Arun Civic Centre  
Maltravers Road,  
Littlehampton  
West Sussex  
BN17 5LF



Chartered Town Planner

Dear David,

**Application Y/17/92/OUT Land east of Drove Lane**

This letter summarises the changes to the additional information and plans submitted to address the various consultation responses on the above application. This latest suite of information is in addition to the material issued to you in July 2018 and reflects the adoption of the Local Plan in July 2018.

Please note the following submissions are submitted with this letter.

- Revised Illustrative Masterplan Application Site
- Revised Illustrative Masterplan Allocation Site
- Public Open Space plan
- Updated and expanded Design and Access Statement
- Revised Drainage Strategy

**Revised Illustrative Masterplan**

The illustrative design material has been refined to reflect the **Policy DSPI Design** through changes and additional information. However, please note the parameter plans on which the original planning application submission was made remain unaltered.

The plan I244L03A (dated 5.10.18) shows the application scheme and includes detail of all 300 units. This is not a plan for formal approval as layout is not fixed in the outline application. The plan reflects the latest surface drainage design, introduces a verge along the central spine and includes for illustration greater variation in density.

Jackson Planning Ltd Registered in England 7234111 Director Lisa Jackson MRTPI MA BSc  
Fox Barn, Lower Chute, Andover, HANTS, SP11 9DU

The plan I244.SD7 is the combined masterplan for the two sites that make up the allocation site. Please note this is for information only and does not form part of the application drawings for approval. The plan shows the application site in context with the application Y/17/91/OUT.

### Revised, Updated and Expanded Design and Access Statement (DAS)

Following your requests we have added additional contextual information based on the Context Study provided in July and further detailed analysis of Yapton. There is more illustrative material to demonstrate the suggested design approach. The DAS contains a summary table that shows how the design policy has been met and provides the reference points within the document to help navigate through the expanded content.

### Revised Drainage Strategy

Following discussions with your drainage officer a revised drainage strategy is now agreed. A new drainage statement prepared by Campbell Reith is now formally submitted and should be read in conjunction with the original drainage report prepared by Odyssey. In summary the additional investigation has confirmed that it is possible to achieve a surface water strategy that has significant infiltration as a result of the introduction of extensive areas of permeable paving, and some linked soak-away systems in rear gardens. The drawing I3024 CRH Z100 DR C 5054 PI shows the revised drainage strategy that demonstrates the approach meets your drainage officer's requirements and fits within the illustrative masterplan layout.

### Revised Greenspace Calculations

The plan I244L03AL dated 11/10.18 shows the open space areas included in the table below. Please note this now excludes the four southern SUDS attenuation basins as these may hold some water in the winter months if rainfall is high as a result of the revised drainage strategy. As you will note from the table all types of provision are well in excess of the open space requirement, apart from the allotments, as the village already have a large allotment site and the Parish did not want additional allotments within the development.

| Classification                          | Requirement per 1000 / ha | Requirement for 300 dwellings | Provision   | Percentage provision |
|-----------------------------------------|---------------------------|-------------------------------|-------------|----------------------|
| Allotments                              | 0.25                      | 0.18                          | 0.00        | 0%                   |
| Amenity Greenspace                      | 1.07                      | 0.77                          | 1.05        | 115%                 |
| Parks and Gardens                       | 0.20                      | 0.14                          |             |                      |
| Natural Greenspace                      | 0.50                      | 0.36                          | 1.26        | 350%                 |
| Provision for children and young people | 0.04                      | 0.03                          | 0.08<br>**  | 267%                 |
|                                         | <b>2.06</b>               | <b>1.48</b>                   | <b>2.75</b> | <b>185%</b>          |

\*Population = 720 based on 300 dwellings and 2.5 persons per household  
 \*\* Based on provision of 2 x LAP + 1 x LEAP

## **Other Outstanding Matters**

### **Education Contributions**

**Primary Education** – The preferred provision remains an expansion of Yapton Primary by 1.5 FE (with the combined requirements for the site SD7 being 1FE). This can be accommodated on land gifted as a result of development at Staker's Farm and will be secured by transfer of the land on grant of consent to WSCC following the judicial review period and 6 months to complete the conveyance. We anticipate this application being considered at Development Control Committee in November 2018.

Costs of the provision of 1.5FE primary school extension at Yapton are still in debate. WSCC costs of £6 million, for the entire 1.5 FE, includes items of spending for example floodlighting for external pitches, renovating the existing building; these are not the direct costs of mitigation for the development and a revised figure is anticipated.

The fall-back position for primary education provision, if the land cannot be brought forward at Yapton, is the proposed capacity proposed at Ford. We understand that the planning application for development at Ford will include provision for a 2FE primary school expandable to 3FE. We understand that the planning application for the strategic site at Ford is imminent.

**Secondary Education** - WSCC accept the principle that capacity at Ormiston Academy is available to schemes committed by the grant of planning consent or allocated for development and progressing through to decision. We are awaiting confirmation, which had previously been provided by the County, that no contribution is required for secondary education provision. Even with the combined Yapton schemes and Cala Homes scheme at Barnham/ Eastergate / Westergate we believe this can all be accommodated within the current capacity at Ormiston Academy and there is still further headroom of circa 133 pupils after the current commitments and applications within catchment have been accounted for.

I look forward to your confirmation of the position that no additional mitigation for secondary education provision is required. We say this because the secondary school child yield from the development is fully accommodated within the existing places available at Ormiston Academy, and no further contribution in addition to this is necessary to make the development acceptable in planning terms. Any contribution requests for secondary education provision in addition to this would not meet all of the tests of NPPF 56.

### **Transport Contributions**

Following an exchange with Stephen Shaw of WSCC regarding the apportionment of the agreed s106 contribution towards transport mitigation, we have suggested a specific amount for inclusion within the s106 agreement to secure the entire cost of the roundabout solution at the Oyster Catcher of £550,000 to be ringfenced to ensure its delivery (with the contribution from the adjacent Gleeson's development). The remaining £345,952 will then be available for use towards improvements at Comet Corner or other locations along the A259 between Climping and Littlehampton or local schemes in Barnham. Landlink have also agreed to an additional contribution of £40,000 for cycling improvements in addition to the nominal £15,500 benefit in kind that represents the lost land value for land to be dedicated under the footpath creation order when the scheme is implemented.

### **Consultation**

I understand you will now carry out a formal 21-day consultation on the new material. Following this I hope you are in a position to include this application, alongside Y/17/91/OUT at Planning Committee. I understand we are targeting the December 14<sup>th</sup> meeting and request that you confirm this.

I will email you with suggested agenda items for the Climping/ Yapton and Ford Advisory Panel on 29<sup>th</sup> October where we can present the updated information set out above to the Panel members for discussion.

I hope the above is helpful and look forward to your response.

Jackson Planning Ltd Registered in England 7234111 Director Lisa Jackson MRTPI MA BSc  
Fox Barn, Lower Chute, Andover, HANTS, SP11 9DU

Yours sincerely



Lisa Jackson MA BSc MRTPI