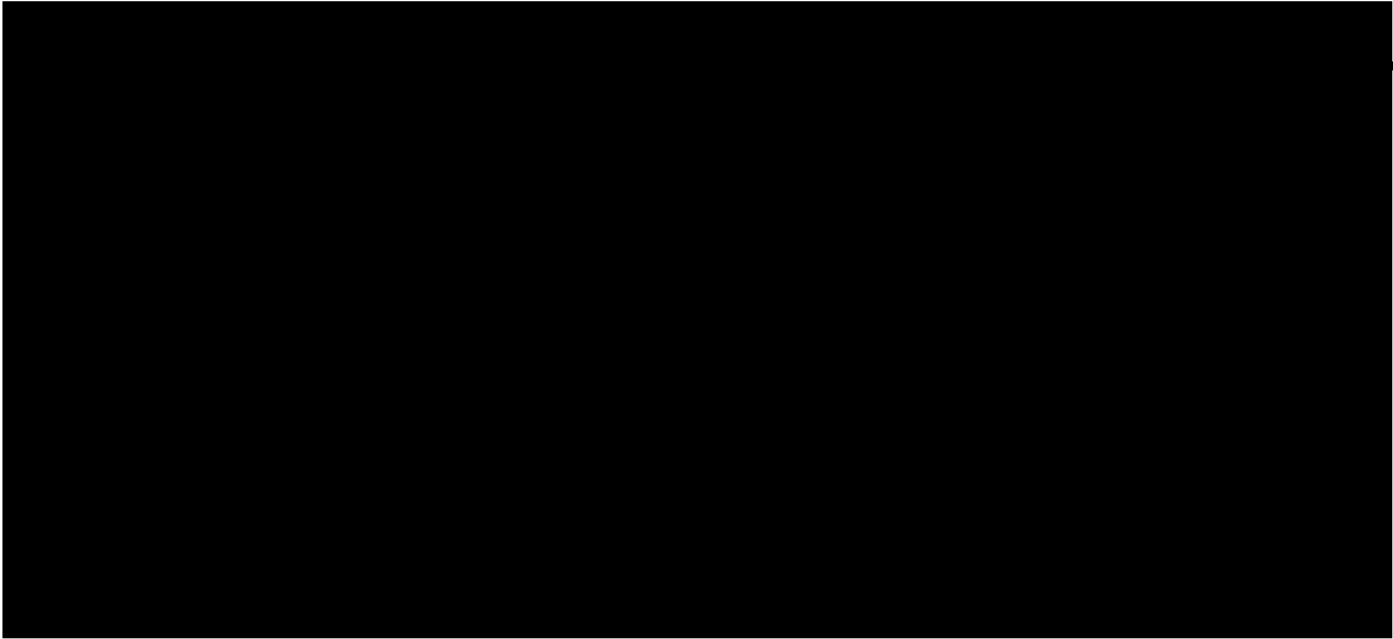




From: David Robinson [REDACTED]
Sent: 15 December 2014 10:31
To: Simon Davis
Subject: Re: App Ref Y/93/14/OUT - Land North of Yapton C of E Primary School

Dear Simon

I've now received instructions from my clients that I may amend the description of the current application to read:

"The erection of up to 40 dwellings comprising approximately 15% 4-bedroom, 55% 3-bedroom, 25% 2-bedroom and 5% 1-bedroom houses each with a garage(s) and/or parking spaces, together with the means of access off North End Road."

I trust this will now enable you to progress the application towards a favourable decision.

Please let me know if you need this confirmed by formal letter.

Regards.

David

----- Original Message -----

From: Simon Davis
To: [REDACTED]
Sent: Thursday, December 11, 2014 10:55 AM
Subject: RE: App Ref Y/93/14/OUT - Land North of Yapton C of E Primary School

Dear David,

I'm sorry, I thought "35-40" was a good compromise but I am advised that we can't accept anything less than "up to 40". If you can't agree to this change then we may have to recommend refusal.

Kind Regards

Simon J Davis MRTPI, Principal Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)
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From: David Robinson [REDACTED]
Sent: 09 December 2014 12:51
To: Simon Davis
Subject: Re: App Ref Y/93/14/OUT - Land North of Yapton C of E Primary School
Importance: High

Dear Simon

Further to your email and to our telephone conversation this morning, can you please confirm that you would support an amended wording of the application to read:

"The erection of between 35 and 40 dwellings comprising approximately 15% 4-bedroom, 55% 3-bedroom, 25% 2-bedroom and 5% 1-bedroom houses each with a garage(s) and/or parking spaces, together with the means of access off North End Road."

Once I've received your agreement I will seek my clients' instructions that I may make a formal request to amend the application.

The favour of your early reply would be appreciated.

Regards.

David

----- Original Message -----

From: Simon Davis
To: [REDACTED]
Cc: [Daniel Vick](#)
Sent: Wednesday, December 03, 2014 12:32 PM
Subject: RE: App Ref Y/93/14/OUT - Land North of Yapton C of E Primary School

Dear David,

I have now had the opportunity to fully appraise the layout and I set out my thoughts on this below:

- We think that there is a lot of hardstanding shown – particularly in the cul-de-sacs.
- We are not keen on the instances of blocks of garages. Two garages together might be ok where the dwellings that they serve are adjacent (e.g. Link detached) but three or more together is not good urban design.
- I also notice that plot 11 at the western end has a double garage only around a metre from the front of the dwelling.
- We also think the layout just seems dated in its design and have concerns that the layout does not result in any real sense of place.
- We have concerns as to whether all of the plots will meet the Councils internal and external space standards policies (see policies D DM2 and D M3 of the emerging Local Plan). Although we will accept layouts where less than 100% of plots meet the standards, some of the private rear gardens in this layout (particularly in the eastern half of the site) are very small and may not be acceptable.
- We will not accept dwellings having their back gardens onto North End Road. Dwellings should front onto this road and then those to the rear should be in a back to back arrangement.
- We appreciate that there is no firm guidance yet from the School/WSCC Education but if they want a new staff parking area (or even if they do a u turn and agree to the drop off area, then you may need to include this within the site and this would then mean less space for houses.
- We have not yet had formal comments from Landscapes but I would suggest that they will agree with me in that the buffer planting along the western edge is not wide enough particularly as trees planted here will reduce light to gardens and there will be pressure to fell in the future.
- We are also unsure – are you showing a footpath along the western half of the site? It appears as though you are. I suspect that the Police will object to such a footpath.

On the above basis, we would not support the current layout and consider that you cannot achieve 40 dwellings. Although layout is to be considered at this time, we do not believe that 40 dwellings can be achieved on the site if the suggested layout is followed and we therefore request that you agree to changing the description to say "Outline Application with some matters reserved for the erection of up to 40 No. dwellings each with a garage(s) and/or parking space(s), together with the means of access off North End Road".

Kind Regards

Simon J Davis MRTPI, Principal Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)
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From: David Robinson [REDACTED]
Sent: 28 November 2014 15:09
To: Simon Davis
Subject: Re: App Ref Y/93/14/OUT - Land North of Yapton C of E Primary School

Many thanks.

Have a good weekend!

David

----- Original Message -----

From: Simon Davis
To: [REDACTED]
Sent: Friday, November 28, 2014 3:03 PM
Subject: RE: App Ref Y/93/14/OUT - Land North of Yapton C of E Primary School

Dear Mr Robinson,

I will be having a meeting early next week to discuss the layout and will then be able to feed back to you.

Kind Regards

Simon J Davis MRTPI, Principal Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)
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From: David Robinson [REDACTED]
Sent: 28 November 2014 14:45
To: Simon Davis
Subject: Re: App Ref Y/93/14/OUT - Land North of Yapton C of E Primary School

Dear Mr Davis

Further to our telephone conversation yesterday, I look forward to hearing from about (1) of your email below as soon as you have managed to discuss it with your colleagues.

If it would be helpful for me to call at your office to discuss this, please let me know.

Regards.

David Robinson

----- Original Message -----

From: Simon Davis

To: [REDACTED]

Sent: Thursday, November 27, 2014 11:05 AM

Subject: RE: App Ref Y/93/14/OUT - Land North of Yapton C of E Primary School

Dear Mr Robinson,

Further to my other email, I would like your comments on the following additional items:

(1) We note that only access is to be considered at this time, however, you have provided an indicative layout plan to demonstrate a scheme of 40 dwellings. However, we are not convinced that 40 dwellings can be provided whilst complying with our internal & external space standards policies and also generally ensuring a good standard of design/layout. As such, we would prefer to describe the application as "Outline Application with some matters reserved for the erection of up to 40 No. dwellings each with a garage(s) and/or parking space(s), together with the means of access off North End Road". That way, we are not approving 40 dwellings but potentially any number up to 40 and the exact number could then possibly be granted at a later date subject to compliance with all relevant policies. Would you be able to agree to this change in the description?

(2) Second, I note that Yapton Neighbourhood Plan Policy SA1, includes as a fourth criterion: "the provision of appropriate vehicle access into the site from North End Road which incorporates pedestrian access along the eastern edge of the site, and a drop-off area for cars bringing children to and from Yapton CE Primary School". I note that your drawing includes a proposed link from the school but I assume this is just a pedestrian link. Where is the drop off area for cars? Or is the intention to allow on street parking within the new development?

I look forward to hearing from you.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control

Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)

Telephone: +44 (0)1903 737874

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