

Development)[8].pdf

For Zoe on her return.

The following are new:

- Drawing 20062-C104 Rev A "Streetscene comparison"
- 104367 - Bonhams Field, Yapton - WSCC response With Apps – label as "Response to WSCC Comments on Transport Statement"
- - Bonhams Field Response to Parish Council Comments 301020 – label as "Response to Parish Council Comments"
- - Drawing 20062-P103 "Proposed Site Plan (With Northern Development)"

The following are substitutes:

- 20062 - P102 Rev R "Proposed Site Plan (Roof Level)"
- 20062 - P106 Rev R "Proposed Site Plan (Affordable & M4(2))"
- 20062 - P112 Rev A "Plot 4, 31, 49 (Proposed Plans & Elevations)"
- 20062 - P116 Rev B "Plot 1 (Proposed Plans & Elevations)"
- 20062 - P118 Rev A "Plot 13, 14, 15, 16, 17, 18 (Proposed Plans & Elevations)"
- 20062 - P119 Rev A "Plots 12, 50 (Proposed Plans & Elevations)"
- 20062 - P123 Rev A "Plots 39, 40 (Proposed Plans & Elevations)"
- 20062 - P125 Rev A "Plots 44,45 (Proposed Plans & Elevations)"
- 20062 - P133 Rev A "Single garage (Proposed Plans & Elevations)"
- 20062 - P137 Rev A "Plot 46 (Proposed Plans & Elevations)"
- 20062 - P139 "Plot 28 (Proposed Plans & Elevations)"
- 20062 - P140 "Plots 32 & 33 (Proposed Plans & Elevations)"
- 20062 - P141 "Plots 42,43 (Proposed Plans & Elevations)"

Can you include the whole of this email chain labelled as planning correspondence as it explains the changes that are made/the extra information etc.

No need for any consultation or Parish notification.

Thanks  
Simon

Dear Ian,

Thanks for the emails – I confirm receipt and will action accordingly. I have agreed with my manager that the changes are trivial since the layout does not materially change therefore no need for full re-consultation or a Neighbourhood Plan Act notification to the Parish Council. I will however, seek further advice from WSCC Highways.

Kind Regards

**Simon J Davis MRTPI**  
Principal Planning Officer  
Directorate of Place

T: 01903 737874

E: [simon.davis@arun.gov.uk](mailto:simon.davis@arun.gov.uk)

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)

Arun is a CIL Charging Authority, for more information go to [www.arun.gov.uk/cil](http://www.arun.gov.uk/cil)

Sign up to our newsletter [here](#)



Hi Simon

I did not contact you yesterday as I was aware you were busy preparing / presenting at the DM Committee.

I thought it may help to set out responses to the outstanding consultee comments received so far on our two planning applications ahead of a catch up call, when most convenient for you.

**Y/99/20/PL: Variation of Conditions 12, 14 & 16**

Drainage: Further to comments received from Laura Gibbons and your email to me on 5th November 2020 I have arranged for a surface water drainage plan covering just the proposed access works to be prepared. I accept these works may need to be adjusted if required by the final site wide drainage strategy, which is currently subject to discussion between our drainage engineers and Laura.

**Y/98/20/PL: Erection of 75 Dwellings**

Highways: I note the County Highway Authority agree to the principle of the additional dwellings. The following information is requested:

- The revised scheme should be reviewed by auditor to confirm that the previous RSA is in line with new standards (GG119) and whether the previous RSA issues raised would still be applicable for the revised scheme.
- Site access plan with dropped kerb tactile paving points and detailed visibility splays suitable to previously record 85th percentile speeds and the raw speed survey data.
- Review of the connectivity of site as explained in 'Internal Layout' and consideration to additional pedestrian/cycle links and design of crossovers/continuous footway.
- Consideration to provide additional car parking as outlined in 'Car Parking' and garage widening/ door changes as explained above.

The attached Pell Frischmann Technical Note provides a response to these points and clarifies the internal roads would be designed to an adoptable standard, where refuse vehicle access is required.

In addition to the above and attached I will send you a separate email and attachments addressing the following matters:

- Relocation of garages to provide additional car parking (now 172.5 spaces in total) in response to the SPD guidance on a 0.5 parking space limit on garages.
- A context plan to show the alignment of the safeguarded route north for a future footpath link to the adjoining site to the north, for delivery by another.
- A revised layout, elevations and floorplans where garages have been widened slightly to achieve internal dimensions 3m x 6m.

**Drainage:** In response to your email of 5th November we agree with your suggestion for a standard drainage condition and informative. With regard to the wording of the informative we now have the benefit of winter ground water monitoring covering the period October 2019 to May 2020, as shown in Appendix 4 of the submitted FRA. Perhaps you would be happy with the following *"The applicant should note that this layout has been approved without the requested winter monitoring groundwater winter infiltration data and therefore if it subsequently becomes clear that the drainage conditions cannot be agreed due to the layout not providing sufficient space for drainage then a new planning application will need to be submitted as the Local Planning Authority will not be able to agree such changes through the Non Material Amendment process."*

**Building Conservation:** The officer accepts the principle of residential development has been established and that smaller terraced housing in a mixture of styles is reflective of Yapton. Whilst it is questioned how the elevations proposed reflect the older more characterful properties within the village, and the Conservation Area it is important to note that the dwellings located within the setting of the listed buildings and CA remain materially the same as the consented scheme (Y/63/19/RES). Plots 1 to 8 remain as per the current consented layout with the exception that Plots 2 and 3 were a single unit now a pair of semi-detached houses. We are not proposing to change Plots 61 to 75 as these remain as already consented. These plots are highlighted in the Planning History Section (Page 12) of the submitted Planning Design and Access Statement.

Comments are also made on the design approach to Plots 55-60, which are also not subject to any material change from the consented scheme. It is also noted by the officer that these dwellings have brick elevations with a clay roof, which if constructed using appropriate materials, could be acceptable.

The officer considers the development creates the feeling of a modern housing estate, which fails to successfully integrate into the existing built form and historic grain of the village. It is important to note that careful attention has been given to ensuring the block structure and layout reflects that of the consented scheme (Y/63/19/RES). The increase in dwelling numbers seeks to deliver a higher proportion of smaller dwellings, as agreed through email correspondence with the Interim Housing Strategy and Enabling Manager, whilst maintaining an average net residential density (23 dph) that reflects the surrounding context and falls well within the range of recent planning permissions in Yapton (see table below) and more importantly is in accordance with the Arun Design Guide SPD that advises in villages locations developers should aim for between 15-25 dwellings per hectare.

| Site                                 | Developer      | Site Area      | Unit numbers  | Density |
|--------------------------------------|----------------|----------------|---------------|---------|
| Bilsham Road / Main Road (SD7)       | Hyde / BDW     | 24.70 hectares | 550 dwellings | 22dph   |
| Paddock View, Land at North End Road | Dandara Homes  | 3.01 hectares  | 70 dwellings  | 23dph   |
| The Potteries, Cinders lane          | Crayfern Homes | 2.10 hectares  | 70 dwellings  | 33dph   |
| Angels Nursery, Yapton Road          | WSCC           | 3.54 hectares  | 95 dwellings  | 26dph   |
| Lillies, Yapton Road                 | Matthew Homes  | 1.11 hectares  | 38 dwellings  | 34dph   |
| Yapton View, Burndell Road           | Bovis          | 3.61 hectares  | 108 dwellings | 30dph   |

With regard to the streetscene created by the proposed dwellings visible from Yapton Road (B2233), we disagree their appearance would be harmful to the settings of the listed buildings. For those dwellings visible from Yapton Road the proposed heights, scale, massing and materials remain very similar to the consented scheme as shown on Page 12) of the submitted PDAS. Notwithstanding the need to assess this application on its own merits, to assist with a comparative assessment between the two schemes, please see two streetscenes attached that relate to the Reserved Matters scheme (Y/63/19/RES) and the current 75 dwelling application. In reality the minor difference would be further muted due to the change in levels, distance from Main Road and intervening trees within the open space.

Landscape: The officer agrees there is no material change to the quantum of open space, which exceeds the Council's standards by over 10% and retention of the community orchard and principle of an off-site play area contribution is supported. However, we note there are two primary concerns regarding;

- detail of landscaping proposals, including species, choice, position, densities and size at time of planting; and
- density of the development, suggesting the layout is 'very cramped' and 'over developed'.

With regard to the first issue we respectfully request these matters are dealt with by way of a standard landscape condition or S106 obligation, which in turn would inform what level of net biodiversity net gain could be achieved from redevelopment. As the majority of the site is of low ecological value, with exception of the field margins that are predominantly proposed for retention and reinforcement, it is considered the oversupply of greenspace an additional planting proposals provide a good opportunity for some net biodiversity gain.

With regard to the second issue, the proposal has been carefully designed to meet internal and external space standards, suitable back to back separation distances and a net average density that is compliant with the range set out in the Council's SPD, as referred to above.

Parish Council: The Parish Council's comments have been responded to in the attached note.

Affordable Housing: Whilst the affordable housing mix is supported in the officer's comments we note an objection has been raised to the proposed 50/50 tenure split. You may recall the S106 Agreement for the outline consent (Y/1/17/OUT) for the 56 dwelling scheme requires a 50/50 tenure split. As the proposed 50/50 tenure split reflects the percentage that has been secured on the previous outline consent it would be inconsistent to require a different split for this application.

Ecology: The submitted Ecology Update Survey and Mitigation Strategy (Sept 2020) is supported and standard conditions for mitigation measures are recommended. The officer also agrees to the biodiversity enhancement measures being incorporated into the landscaping scheme, to be implemented through planning condition.

I hope the above and attached is helpful. Revised plans are to follow this email to address on-site highways comments.

Would you like to schedule a meeting date to discuss the above and perhaps any other issues?

Kind regards

Ian

Ian Johnson MRTPI

Managing Director

Luken Beck mdp Ltd

30 Carlton Crescent

Southampton

Hampshire SO15 2EW

