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jll.co.uk

Ms C Potts
Strategic Development Team
Arun District Council
Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Your ref

Our ref

DR

Direct line

Fax

BY PLANNING PORTAL: REF PP-06353468

4th September 2017

Dear Ms Potts,

**LAND AT NYTON NURSERIES, WESTERGATE (ALSO KNOWN AS LAND AT NYTON ROAD AND NORTHFIELDS LAND, WESTERGATE AND LAND OFF FONTWELL AVENUE, EASTERGATE)
APPLICATION FOR APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE APPROVAL**

Further to our recent pre-application discussions with Arun District Council, I am pleased to submit an application for the approval of reserved matters on the above site. The proposed development is for the demolition of existing glasshouses, bungalow, stables and outbuildings and a residential development of up to 268 dwellings including 30% affordable housing (incorporating 60 senior living units) with associated access, public open space and landscaping. This was allowed on appeal (decision date 23 February 2015).

Condition 1 of the Appeal Inspector's schedule of conditions relates to the details of appearance, landscaping, layout and scale to be submitted and approved in writing to the local planning authority before any development begins.

As per the Outline application, the below information has been included as part of the Reserve Matters application.

- Appearance - detailed floor plans, elevations for both Extra Care scheme and Residential scheme
- Landscaping - Arboricultural Impact Assessment and Method Statement & detailed plans
- Layout - Site Plans, travel plan, Reserved Matters Transport Assessment
- Scale - Elevations, (Extra Care & Residential Housing), site plans

Drawing schedules for the Residential Development have been attached to this letter for completeness.

Jones Lang LaSalle Limited
Registered in England & Wales Number 1188567
Registered Office: 30 Warwick Street London W1B 5NH





The following reports have been including in this submission:

Planning Statement

Ecology

Updated Phase I
Dormice Mitigation

Engineering

Drainage Strategy
Road and Plot Levels
Longitudinal Sections

Highways

Reserved Matters Transport Assessment
Travel Plan

Landscaping (to follow)

Arboricultural Impact Statement and Method Statement
Public Open Space Strategy Plans
Soft Landscape Plans
Landscape Management Plan
Softworks Schedule
Tree Survey
Tree Protection and Removal Plan

Sustainability

Sustainability Statement

Extra Care Scheme

Site Plan
Ground Floor Plan
First Floor Plan
Second Floor Plan
Roof Plan
North West South Elevations
SE NE Courtyard Elevations



3D Views
Design and Access Statement
Ancillary Details
Materials Details

A cheque for The Planning application fee for [REDACTED] been sent to Arun District Council direct from the Applicant with the application number AL/61/13 reference.

As detailed within the planning statement the proposed development will accord with adopted and emerging planning policy, including that of the Aldingbourne Neighbourhood Development Plan and should be approved.

I trust that this is acceptable, should you have any queries, please do not hesitate to contact me.

I would be grateful if you could confirm receipt.

Yours sincerely



David Ramsay
Director

CC Taylor Wimpey UK LTD

Enc. Drawing Schedule 1&2