

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

11 December 2024

Dear Sir/Madam

Applicant: **Redrow Homes Limited**
Site: **Land to the Rear of Meadow Way, Westergate**
Proposal: **Reserved matters application for the appearance, landscaping, layout and scale (pursuant to outline permission AL/178/22/OUT) for the construction of up to 89 residential dwellings, open space, and associated works**

Please find enclosed a completed electronic application for the above proposal. The application submission includes the following plans and documents:

General Documents	
Application form	
Covering letter	
CIL form 1	
Planning Statement (incorporating affordable housing statement and statement of conformity with S106)	
Design and Access Statement	

Plans	
Site Location Plan	24.001.1000
Site Layout	24.001.100 Rev 19
Site Layout - Storey Heights	24.001.101 Rev 19
Site Layout - Tenure	24.001.102 Rev 19
Car Charging Points Plan	24.001.103 Rev 19
Site Layout - Car Parking Plan	24.001.104 Rev 19
Cycle Storage Plan	24.001.105 Rev 19
Materials Plan	24.001.106 Rev 19
Housing Typology Plan	24.001.107 Rev 19
Street Scenes	24.001.SS01 Rev 19
Amberley A1	EG_AMBY_DM.2
Amberley B1	EG_AMBY_DM.2
Buxton B1	EG_BU4_DM.2
Buxton B1	EG_BUXT_EM.2 EG_BUXT_MM.2
Cambridge A1	EG_CAMB_DM.2
Cambridge B2	EG_CAMB_DM.2
Hampstead A1	EG_HAMP_DM.2

Hampstead B1	EG_HAMP_DM.2
Henley B1	EG_HENL_DM.2
Leamington A1	EG_LEAMQ_DM.2
Leamington B1	EG_LEAMQ_DM.2
Leamington B2	EG_LEAMQ_DM.2
Ledbury & Spey B1	WF_LEDDB_EM.1 & WF_LEDDB_MM.1
Ledbury & Tyne B1	WF_LEDDB_EM.1 & WF_LEDDB_MM.1 & EG_TYNEM_SM.2
Ledsham B1 (Plans & Elevations)	EG_LEDH_DM.2
Letchworth A1	EG_LETC_SM.2
Letchworth B1	EG_LETC_SM.2
Oxford Lifestyle A1	EG_OXFOQ_DM.2
Oxford Lifestyle B1	EG_OXFOQ_DM.2
Oxford Lifestyle B2	EG_OXFOQ_DM.2
Richmond A1	EG_RICH_DM.2
Richmond B1	EG_RICH_DM.2
Richmond B2	EG_RICH_DM.2
Stour & Spey B1	EG_SR4M_M.1

Stour B1	EG_SR4M_M.1
Trent & Brue B1 Plans	EG_TR4M_M.2
Trent Brue B1 Elevations	EG_TR4M_M.2
Warwick A1	EG_WARW_DM.2
Warwick B1	EG_WARW_DM.2
Flat Block Plans	24.001.FB.01
Flat Block Elevations	24.001.FB.02 24.001.FB.03
Single Garage	EF_GAR_SGS2
Double Garage	EF_GAR_DGT4
Sales Arena Plan	WESTG.SK.004 Rev. A
Sales Elevations	EG_CES2_DM.2 Rev A
Drainage and Highways	
Drainage Statement (incorporating Lidsey Drainage Impact Assessment)	November 2024, Rev B0457 P01
Drainage Strategy Sheets 1 - 3	B0457-1500 Rev P5 B0457-1501 Rev P5 B0457-1502 Rev P6

Drainage Details Sheets 1 - 3	B0457-1505 Rev P1 B0457-1506 Rev P1 B0457-1506 Rev P1
Levels Strategy Sheet 1 and 2	B0457-1510 Rev P5 B0457-1511 Rev P5
Impermeable Area Plan	B0457-1707 Rev P4
Drainage Exceedance Plan	B0457 - 1550 Rev P3
SW Source Control	B0457
FFL Plan	B0457-1800 Rev P1
Site Sections 1	B0457-1801 Rev P1
Site Sections 2	B0457-1802 Rev P1
Vehicle Tracking Fire Appliance Sheet 1 and 2	B0457-1701 Rev P7
Vehicle Tracking Refuse Vehicle Sheet 1 and 2	B0457-1702 Rev P5 B0457-1703 Rev P5
Vehicle Tracking Private Vehicle Sheet 1 and 2	B0457-1704 Rev P5 B0457-1705 Rev P5
Response to pre-application comments	B0457.4.LB.JR 29.11.24
Visibility Splays Sheet 1 and 2	B0457-1710 Rev P4 B0457-1711 Rev P4
Landscaping and Trees	
Detailed Hard Landscape Legend	D3370-FAB-00-XX- DR-L-2000 Rev PL04

Detailed Hard Landscape Plan Sheet 1 and 2	D3370-FAB-00-XX- DR-L-2001 Rev PL04 D3370-FAB-00-XX- DR-L-2002 Rev PL04
Detailed Soft Landscape Legend and Plant Schedule	D3370-FAB-00-XX- DR-L-3000 Rev PL04
Detailed Soft Landscape Plan Sheet 1 and 2	D3370-FAB-00-XX- DR-L-3001 Rev PL04 D3370-FAB-00-XX- DR-L-3002 Rev PL04
Detailed Play Areas	D3370-FAB-00-XX- DR-L-2003
Tree Constraints Plan 3 pages	12083 TCP 01 (Overview) 12083 TCP 01 (West) 12083 TCP 01 (East)
Arboricultural Method Statement including Tree Protection Plan and Tree Schedule	12083_AMS.001 Rev A December 2024
Ecology and Lighting	
Preliminary Ecological Appraisal Update	December 2024
Biodiversity Enhancement Strategy	December 2024
Reptile Mitigation Strategy	December 2024
Biodiversity Net Gain report	December 2024
Statutory Biodiversity Metric	December 2024
Street Lighting Layout	MKL060-PLD-HOOK R4

Lighting Calculation	MKL060 03 Dec 2024
Street Lighting Design Risk Assessment	06 Dec 2024
Street Lighting Equipment Schedule	06 Dec 2024
Other documents	
Electric Vehicle Charging specifications	
Perspective views	

In terms of details submitted in respect of requirements of the Outline planning permission, the condition requirements and relevant documents submitted are summarised in the table below.

Outline Condition Number & Requirements	Documents submitted
(3) The Reserved Matters (RM) is to be in accordance with: <ul style="list-style-type: none"> - Site location plan 1318.01; - Parameter plan 13.18.03; - Proposed Site Access drawing 1809023-04 Revision C; - Improvements to Pedestrian Route and Bus Stops at Westergate Street drawing 1809023-06 Revision B; and Hook Lane Pedestrian / Cycle Access Arrangement drawing 1809023-07 Revision A 	Relevant to this reserved matters application is the site location plan, which remains unchanged, and the proposed site layout (drawing no. 24.001.501 – Rev.19). As with the refused reserved matters application, the proposals are entirely consistent with the outline documents.

<p>(4) The RM must include details of:</p> <ul style="list-style-type: none"> - Existing trees/hedges, landscaping (including 2:1 new planting & native trees), boundary treatments including hedgehog gaps, - External lighting, - POS & play provision, - Biodiversity Gain , - Reptile mitigation strategy - Biodiversity enhancement strategy. 	<p>The following documents are submitted in response to this condition:</p> <ul style="list-style-type: none"> - Tree Constraints Plan - 12083 TCP 01 (Overview) - Tree Schedule - Arboricultural Method Assessment – December 2024 - Detailed hard and soft landscaping drawings – see landscape drawing schedule prepared by Fabrik. - Street Lighting Layout MKL060-PLD-HOOK R4 - Street Lighting Design Risk Assessment - Proposed Equipment Schedule – Street Lighting – R4 - Lighting Calculation - MKL060 03 Dec 2024 – R4 - Update Walkover – PEA Addendum – 10/12/2024 - Biodiversity Net Gain Assessment – December 2024 - Reptile Mitigation Strategy – December 2024 - Biodiversity Enhancement Strategy – December 2024
<p>(5) The RM submission should include:</p> <ul style="list-style-type: none"> - Electric vehicle charging points (EVCP), - a levels survey, - cycle storage details (including elevations) - A coloured materials schedule 	<p>The following documents are submitted in response to this condition:</p> <ul style="list-style-type: none"> - Car Charging Points Plan - 24.001.103 Rev 19 - Levels Strategy Sheet 1 and 2 - B0457-1510 Rev P5 & B0457-1511 Rev P5 - Cycle Storage Plan - 24.001.105 Rev 19 - Materials Plan - 24.001.106 Rev Rev.19
<p>(6) The RM is to include details of any temporary sales areas.</p>	<p>The following documents are submitted in response to this condition:</p> <ul style="list-style-type: none"> - Show Home Arrangement Plan Sales Elevations - WESTG.SK.004A - OXFORD_CES_PLANNING_EG_CES2_DM.2_Ver2
<p>(7) The RM is to include details of the provision of M4(2) and M4(3) housing to meet the council's policies.</p>	<p>The Site Layout Drawing identifies the location of the M4(2) and M4(3), which reflect the requirements of the Council – Drawing No. 24.001.501 – Rev.19</p>

(8) The RM is to include details of roads, paths, and parking areas.	The following documents are submitted in response to this condition: <ul style="list-style-type: none">- Site Layout Plan - 24.001.501 – Rev.19- Vehicle Tracking Fire Appliance Sheet 1 and 2- Vehicle Tracking Refuse Vehicle Sheet 1 and 2- Vehicle Tracking Private Vehicle Sheet 1 and 2
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I hope that the submission is in order and I look forward to receiving confirmation that the application is valid, however, should you require any further information, please do not hesitate to contact me.

Kind regards,

Peter Cleveland MRTPI
Partner, Head of Planning
Henry Adams LLP