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Thursday, 30 March 2026

Planning Department;
Arun District Council
Maltravers Road;
Littlehampton;
West Sussex;
BN17 5LF
[Via Online](#)

Dear Sir/Madam,

Application for Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) following Outline Planning Permission (OPP) AL/178/22/OUT (Appeal: 6312).

Land to the Rear of Meadow Way, Westergate

On behalf of Barratt Redrow (Southern Counties), I am pleased to enclose a submission of a Reserved Matters Application (PP:14841510) seeking approval of appearance, landscaping, layout and scale on the Site mentioned above. This Reserved Matters Application seeks to address the previous reasons for refusal in applications AL/50/24/RES and AL/137/24/RES, and to deliver an exemplary scheme.

This application is submitted ahead of the expiry date of 8th December 2026 (3 years from the date of the OPP set in Condition 2.

This application seeks:

“Reserved Matters application for the approval of appearance, landscaping, layout and scale for the construction of 89 residential dwellings, together with open space, landscaping and associated infrastructure, with access taken from Meadow Way, pursuant to outline planning permission AL/178/22/OUT.”

As part of this submission, the proposals incorporate the following key measures:

- Provision of 89 new homes, offering a balanced mix of 1, 2, 3, 4 and 5-bedroom properties;
- 30% affordable housing, with a tenure split between affordable rent and shared ownership;
- Homes designed to accessible and adaptable standards (M4(2) and M4(3));
- Vehicular access from Meadow Way, with additional cycle and pedestrian access from Hook Lane;
- Delivery of Biodiversity Net Gain, with measures to encourage urban wildlife within plots and gardens;
- Provision of a natural play area, amenity space, public open space and wildlife planting;
- High-quality architecture reflecting the local vernacular;
- A package of highway and public rights of way improvements, including upgraded traffic islands and widened footways;

Barratt Redrow Southern Counties

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Web: www.barratthomes.co.uk
www.redrow.co.uk



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- Sustainable Drainage Systems (SuDS) integrated throughout the development.

Document List

The following documents are included with this application, informed by the Arun District Council Validation List and various requirements listed within the schedule of conditions on AL/178/22/OUT.

1. Application forms, by Barratt Redrow;
2. Covering Letter, by Barratt Redrow;
3. CIL Form 1, by Barratt Redrow;
4. Planning Statement by Henry Adams;
5. Full set of plans and drawings, prepared by Thrive Architects;
6. Design and Access Statement, prepared by Thrive Architects;
7. Landscape Masterplan by fabrik;
8. Combined Hard and Soft Legend and Indicative Schedule by fabrik;
9. Combined Hard and Soft Landscape General Arrangement Plan, Sheet 1 of 2 by fabrik;
10. Combined Hard and Soft Landscape General Arrangement Plan, Sheet 2 of 2 by fabrik;
11. Indicative Play Areas (within Landscape Statement) by fabrik;
12. Drainage Statement and Appendices by CTP;
13. Updated Vehicular and Fire Tracking by CTP;
14. Updated Walkover by the Ecology Partnership;
15. Updated Biodiversity Enhancement Strategy by the Ecology Partnership;
16. Updated Reptile Mitigation Strategy by the Ecology Partnership;
17. Biodiversity Net Gain Assessment by the Ecology Partnership;
18. Arboriculture Method Statement 12083 by Aspect;
19. Indicative Landscape Schedule by Fabrik;
20. General Arrangement Plan by Fabrik;
21. Illustrative Masterplan by Fabrik;
22. Landscape Statement by Fabrik; and
23. Lighting Report and Details by MK Lighting;
24. EV Charging Information;

Application Fee

The fee for this application is a total of £40,222.00. This payment has been made via bank transfer to the Planning Portal.

I look forward to discussing the application with you in due course. If you have any questions or require any additional information, please do not hesitate to contact me.

Yours sincerely,



Matt Davy MRTPI

Planning Manager | Barratt Redrow (Southern Counties)

