

Michael Eastham
Principal Planning Officer
Planning Department
Arun District Council
Arun Civic Centre
Littlehampton
BN17 5LF

2 July 2020

Dear Michael,

Reserved Matters pursuant to A/99/17/OUT for the Bridge over the Black Ditch providing access to the approved development.

Outline planning permission was granted on 12 March 2019 for the following:

Outline application with some matters reserved (Access only) for development up to 175 No. residential dwellings, public open space, play areas with associated infrastructure including roads, drainage & landscaping. This application affects the character & appearance of Angmering Conservation Area & the setting of Listed Buildings.

Planning Condition 1 requires the submission of 'the reserved matters':

Details of the appearance, landscaping, layout and scale (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

This Reserved Matters submission covers details of appearance, layout and scale of the **bridge only**. The submission comprises the following:

- Planning Application Form and Fee;
- Cover Letter;
- Location Plan;
- Design and Access Statement;
- Existing and Proposed Sections and Levels;
- Flood Risk Statement;
- General Arrangement;
- S278 Contours, Levels and General Arrangement;
- Swept Path Analysis.

Please note that no landscaping is included within the submission because this relates to the form of the bridge only, all landscaping details will be submitted as part of the residential reserved matters submission.

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As explained during the pre-application process, we have submitted the bridge in isolation so that we can commence the formal approvals process swiftly. The bridge necessitates several highways approvals (Section 278 and Section 38) which take time to secure; it makes sense for this to be undertaken whilst the residential reserved matters submission is formally considered. In order to be able to consider the proposals 'in the round' we have shown the bridge indicatively on the reserved matters submission.

It is anticipated that the construction of the bridge will take approximately 9 months, the construction process for which will be explained in the Construction Management Plan submitted to discharge the planning condition.

Should you require any further information then please do not hesitate to contact me at jessica.sparkes@bdwhomes.co.uk

Yours sincerely,



Jessica Sparkes MRTPI
Head of Planning
Barratt David Wilson Homes – Southern Counties

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