

7 Siskin Gate Bracknell Berkshire RG12 8PF

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

1 September 2020

Our ref: 1414

Your ref: A/46/19/PL

Dear Sirs

Detailed Planning Application for the Erection of 24 Dwellings with Garaging and Open Resident and Visitor Parking, with a New Access from Mayflower Way; Provision of Hard and Soft Landscaping and Open Space; Foul and Surface Water Drainage Systems; and Other Works

Land North of Mayflower Way, Angmering, West Sussex, BN16 4AY

Pleased find enclosed the following for your kind attention, comprising a detailed planning application as described above, for the development of the above site:

- The relevant Application Form, completed as necessary and to include an Ownership Certificate B. I can confirm that notice of the application has been served on the application site's owners and Angmering Parish Council;
- Your Authority's Local Validation Checklist, completed as necessary;
- A Planning, Design & Access Statement, dated August 2020 and prepared by this Practice;
- A full suite of application plans, as per the Drawing Schedule prepared by Crossley Design Architecture;
- A Technical Note dated 14 August 2020, prepared by i-Transport and containing *inter alia* plan ref. ITB13658-GA-001 Rev. B for the site's proposed access and a Swept Path Analysis Plan ref. ITB13658-GA-002 Rev. B;
- Arun District Council's Biodiversity Checklist and an updated Preliminary Ecological Appraisal & Phase 1 Habitat Assessment dated 28 August 2020; and a Reptile Presence/Absence Survey Report dated 6 October 2017, to be read with a Reptile Translocation Update Report dated 28 August 2020, prepared by the Ecology Co-op;
- An Arboricultural Assessment & Method Statement dated 26 August 2020 with Tree Protection Plan ref. 18044-BT3; and a Manual for Managing Trees on Development Sites v3, prepared by Barrell Treecare;
- A Drainage Strategy Statement dated August 2020 and Drainage Strategy Layout plan ref. KNC-1539-602-01A, prepared by Kazys Narbutas Consulting;



- A Phase 1 Desk Study dated November 2016; an Infiltration and Contamination Letter Report dated December 2016; a Groundwater Letter Report dated May 2016; and a Compiled Ground Investigation Report dated February 2019, prepared by Soils Limited; and
- A Landscape & Tree Planting Strategy Plan ref. L01A, prepared by Deacon Design Landscape Architects.

You may be aware that subject to conditions and a S106 Agreement, Crayfern Homes were granted planning permission under ref. A/46/19/PL on 11 February 2020 for this site's development with *inter alia* 24 dwellings. Since planning permission ref. A/46/19/PL was granted, it has become necessary for contractual reasons for Crayfern Homes to lodge a further planning application for the site's development with housing, as enclosed herewith.

The only difference between this revised application proposal and that granted planning permission under ref. A/46/19/PL is that with reference to Site Plan ref. 2.10B enclosed herewith, Units 1-4 will each be provided with two driveway parking spaces, instead of a single garage and single driveway parking space. In all other respects, this revised application proposal is identical to that granted planning permission under ref. A/46/19/PL.

As such and bearing in mind that this revised planning application is being made within 12 months of your Authority granting permission ref. A/46/19/PL; and proposes development of the same character and description, on the same site, an application fee is not payable to your Authority on this occasion.

I hope this letter and the enclosed will be sufficient for you to validate my client's application. If not, or if you have any queries, please contact me. Otherwise, I will look forward to receiving your written confirmation of the application's validity as soon as possible and thereafter, to working with its Case Officer to progress matters.

Yours faithfully
for **MatPlan Limited**



Matthew Utting BSc(Hons) DipTP MRTPI
Director



Encs.