

Date: 8th February 2021
Your Ref: PP-09335104
Our Ref: 12491D

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



6 New Bridge Street
London EC4V 6AB

Dear Ms Potts,

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015: APPLICATION FOR THE APPROVAL OF RESERVED MATTERS IN RESPECT OF OUTLINE PERMISSION ALLOWED AT APPEAL (APP/C3810/W/17/3185128) AT LAND SOUTH WEST OF BROOK LANE AND SOUTH OF A259, RUSTINGTON

We act on behalf of Store Property Investments Ltd (the Applicant) and have submitted an application for the approval of reserved matters in respect of appearance, landscaping, layout and scale at the above site pursuant to outline planning permission allowed at appeal under reference APP/C3810/W/17/3185128. The appeal followed the refusal of outline planning application A/44/17/OUT.

The description of development is as follows:

"Approval of reserved matters of appearance, landscaping, layout and scale for the demolition of existing buildings on Site & the erection of a mixed use development comprising up to 90 No. residential units & a care home (Use Class C2 & C3) & ancillary facilities, including railway crossing, together with associated access, car parking & landscaping. This application also lies within the parishes of Littlehampton & Rustington".

The application comprises of this Cover Letter and the following:

- Application Form.
- Planning Statement.
- Design and Access Statement.

The following planning drawings have also been submitted with the application:

DRAWING TITLE	DRAWING NUMBER
Architectural Plans	
Site Location Plan	3670-BRK-SRA-XX-XX-DR-A-04-001 Rev P02
Existing Site Plan	3670-BRK-SRA-XX-XX-DR-A-04-005 Rev P02
Proposed Site Plan	3670-BRK-SRA-XX-XX-DR-A-04-010 Rev P02

Partners

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Block Plan	3670-BRK-SRA-XX-XX-DR-A-04-015 Rev P01
Housing Plan	3670-BRK-SRA-XX-XX-DR-A-04-020 Rev P02
Site Plan Floor Layouts	3670-BRK-SRA-XX-XX-DR-A-04-025 Rev P02
Existing Site Section AA	3670-BRK-SRA-XX-XX-DR-A-04-060 Rev P01
Existing Site Section CC & DD	3670-BRK-SRA-XX-XX-DR-A-04-061 Rev P01
Existing Site Section EE.	3670-BRK-SRA-XX-XX-DR-A-04-062 Rev P01
Existing Site Section GG & HH	3670-BRK-SRA-XX-XX-DR-A-04-063 Rev P01
Existing Site Section JJ	3670-BRK-SRA-XX-XX-DR-A-04-064 Rev P01
Site Section AA	3670-BRK-SRA-XX-XX-DR-A-04-080 Rev P01
Site Section CC & DD	3670-BRK-SRA-XX-XX-DR-A-04-081 Rev P01
Site Section EE	3670-BRK-SRA-XX-XX-DR-A-04-082 Rev P01
Site Section GG & HH	3670-BRK-SRA-XX-XX-DR-A-04-083 Rev P01
Site Section JJ	3670-BRK-SRA-XX-XX-DR-A-04-084 Rev P01
Ancillary Building	3670-BRK-SRA-XX-XX-DR-A-04-090 Rev P02
Care Home Site Plan.pdf	3670-BRK-SRA-XX-XX-DR-A-04-100 Rev P02
Care Home Ground Floor	3670-BRK-SRA-XX-XX-DR-A-04-150 Rev P03
Care Home First Floor	3670-BRK-SRA-XX-XX-DR-A-04-151 Rev P02
Care Home Second Floor	3670-BRK-SRA-XX-XX-DR-A-04-152 Rev P03
Care Home Roof Plan	3670-BRK-SRA-XX-XX-DR-A-04-153 Rev P03
Care Home South West Elevation	3670-BRK-SRA-XX-XX-DR-A-04-160 Rev P03
Care Home North West Elevation	3670-BRK-SRA-XX-XX-DR-A-04-161 Rev P03
Care Home North East Elevation	3670-BRK-SRA-XX-XX-DR-A-04-162 Rev P03
Care Home South East Elevation	3670-BRK-SRA-XX-XX-DR-A-04-163 Rev P03
Plots 1-2 Plans	3670-BRK-SRA-XX-XX-DR-A-04-200 Rev P02
-Plots 3-6 Plans	3670-BRK-SRA-XX-XX-DR-A-04-205 Rev P02
-Plots 3-6 Roof Plans	3670-BRK-SRA-XX-XX-DR-A-04-206 Rev P02
-Plots 7-8 Plans	3670-BRK-SRA-XX-XX-DR-A-04-210 Rev P02
-Plots 9-12 Plans	3670-BRK-SRA-XX-XX-DR-A-04-215 Rev P02
-Plots 9-12 Roof Plan	3670-BRK-SRA-XX-XX-DR-A-04-216 Rev P02
-Plots 13-16 Plans	3670-BRK-SRA-XX-XX-DR-A-04-220 Rev P02
-Plots 13-16 Roof Plans	3670-BRK-SRA-XX-XX-DR-A-04-221 Rev P02
-Plots 17-20 Plans	3670-BRK-SRA-XX-XX-DR-A-04-225 Rev P02
-Plots 17-20 Roof Plans	3670-BRK-SRA-XX-XX-DR-A-04-226 Rev P02
-Plots 21 Plans	3670-BRK-SRA-XX-XX-DR-A-04-230 Rev P02
-Plots 22-23-24 Plans	3670-BRK-SRA-XX-XX-DR-A-04-235 Rev P02
-Plots 25 Plans	3670-BRK-SRA-XX-XX-DR-A-04-240 Rev P02
-Plots 26-32 Plans	3670-BRK-SRA-XX-XX-DR-A-04-245 Rev P02
-Plots 27-30 Plans	3670-BRK-SRA-XX-XX-DR-A-04-250 Rev P02
-Plots 27-30 Roof Plan	3670-BRK-SRA-XX-XX-DR-A-04-251 Rev P02
-Plots 31-68 Plans	3670-BRK-SRA-XX-XX-DR-A-04-255 Rev P02
-Plots 33-34 Plans	3670-BRK-SRA-XX-XX-DR-A-04-260 Rev P02
-Plots 35-36-37 Plans	3670-BRK-SRA-XX-XX-DR-A-04-265 Rev P02
-Plots 38-39 Plans	3670-BRK-SRA-XX-XX-DR-A-04-270 Rev P02
-Plots 40-43-60-61-77-78-87-88 Plans	3670-BRK-SRA-XX-XX-DR-A-04-275 Rev P02
-Plots 44-47 Plans	3670-BRK-SRA-XX-XX-DR-A-04-280 Rev P02
-Plots 48-51 Plans	3670-BRK-SRA-XX-XX-DR-A-04-285 Rev P02
-Plots 48-51 Roof Plans	3670-BRK-SRA-XX-XX-DR-A-04-286 Rev P02
Plots 52-55-56-59 Plans	3670-BRK-SRA-XX-XX-DR-A-04-290 Rev P02
Plots 52-55-56-59 Roof Plans	3670-BRK-SRA-XX-XX-DR-A-04-291 Rev P02
Plots 62-67-69-76 Plans	3670-BRK-SRA-XX-XX-DR-A-04-295 Rev P02
Plots 79-86 Plans	3670-BRK-SRA-XX-XX-DR-A-04-300 Rev P02
Plots 89 Plans	3670-BRK-SRA-XX-XX-DR-A-04-305 Rev P02

Plots 90 Plans	3670-BRK-SRA-XX-XX-DR-A-04-310 Rev P02
Plots 1-2 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-200 Rev P02
Plots 3-6 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-205 Rev P02
Plots 7-8 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-210 Rev P02
Plots 9-12 Elevations 1-2	3670-BRK-SRA-XX-XX-DR-A-05-215 Rev P02
Plots 9-12 Elevations 2-2	3670-BRK-SRA-XX-XX-DR-A-05-216 Rev P02
Plots 13-16 Elevations 1-2	3670-BRK-SRA-XX-XX-DR-A-05-220 Rev P02
Plots 13-16 Elevations 2-2	3670-BRK-SRA-XX-XX-DR-A-05-221 Rev P02
Plots 17-20 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-225 Rev P02
Plots 21 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-230 Rev P02
Plots 22-23-24 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-235 Rev P02
Plots 25 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-240 Rev P02
Plots 26 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-245 Rev P02
Plots 27-30 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-250 Rev P02
Plots 31-68 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-255 Rev P02
Plots 21 Plans	3670-BRK-SRA-XX-XX-DR-A-04-230 Rev P02
Plots 22-23-24 Plans	3670-BRK-SRA-XX-XX-DR-A-04-235 Rev P02
Plots 25 Plans	3670-BRK-SRA-XX-XX-DR-A-04-240 Rev P02
Plots 26-32 Plans	3670-BRK-SRA-XX-XX-DR-A-04-245 Rev P02
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Plots 33-34 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-260 Rev P02
Plots 35-36-37 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-265 Rev P02
Plots 38-39 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-270 Rev P02
Plots 40-43-60-61-77-78-87-88 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-275 Rev P02
Plots 44-47 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-280 Rev P02
Plots 52-55-56-59 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-290 Rev P02
Plots 62-67-69-76 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-295 Rev P02
Plots 79-86 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-300 Rev P02
Plots 79-86 Gable Elevations	3670-BRK-SRA-XX-XX-DR-A-05-301 Rev P02
Plots 89 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-305 Rev P02
Plots 90 Elevations	3670-BRK-SRA-XX-XX-DR-A-05-310 Rev P02
Landscaping Plans	
Illustrative Masterplan	176_801_P1
Landscape Plan (Location Plan for Landscape Plans)	176-001_P1
Landscape Plan	176-002_P1
Landscape Plan	176-003_P1
Landscape Plan	176-004_P1
Landscape Plan	176-005_P1
Landscape Plan	176-006_P1
Landscape Plan	176-007_P1
Tree Pit Details in Soft Landscape	176-401_P1
Tree Pit Details in Hard Landscape	176-402_P1
Bow Top Railing with Matching Gate Detail	176-403_P1
Estate Railing Detail	176-404_P1
Timber Fencing Detail	176-405_P1
Tree Protective Fencing Detail	176-406_P1
Crushed Gravel No-Dig Path Detail	176-407_P1
Planting Schedule	176-SCH-001_P1

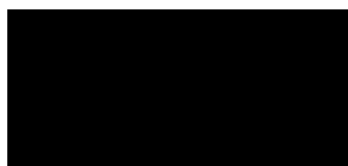


Please note that the drawings submitted with the application have been prepared cognisant of Arun District Council's validation checklist. However, owing to the size of the Site some of the layout drawings and sections are not capable of being drawn to the scales suggested in the validation checklist. We trust that this is an acceptable approach.

Payment has been made under separate cover to the value of £52,756.00. This being the requisite fee payable for the determination of the application. This is in addition to the £25.00 Planning Portal administration fee.

We look forward to receiving formal registration and validation of the application and should you wish to discuss any aspect of the application then please do not hesitate to contact me.

Yours sincerely,



Serena Page BA MA (Cantab) MSc MRTPI
Partner
DWD Property+Planning

