

Date: 1 March 2021
Your Ref: A/26/21/RES
Our Ref: 12491D

Mrs Daun Johnson
Arun District Council

Sent electronically – daun.johnson@arun.gov.uk



6 New Bridge Street
London EC4V 6AB

Dear Mrs Johnson,

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 write in connection with application A/26/21/RES submitted to Arun District Council ('ADC') 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".

This letter follows correspondence from ADC dated 22 February 2021 setting out that having reviewed the application, ADC required updated plans and additional information to be provided in order to validate the application.

Please find the following plans and reports enclosed:

REFERENCE	TITLE	JUSTIFICATION
3670-BRK-SRA-XX-XX-DR-A-04-006-P01	Topographical Survey	New plan
3670-BRK-SRA-XX-XX-DR-A-04-011-P01	Proposed Site Levels	New Plan
3670-BRK-SRA-XX-XX-DR-A-04-020-P03	Housing Plan	House type references updated to match accommodation schedule.
3670-BRK-SRA-XX-XX-DR-A-04-206-P03	Plots 3-6 Roof Plans	Title block updated

Partners

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3670-BRK-SRA-XX-XX-DR-A-04-245-P03	Plots 26-32 Plans	Drawing updated to suit plans
3670-BRK-SRA-XX-XX-DR-A-04-250-P03	Plots 27-30 Plans	Drawing updated to suit plans.
3670-BRK-SRA-XX-XX-DR-A-04-255-P03	Plots 31-68 Plans	Title block updated
3670-BRK-SRA-XX-XX-DR-A-04-265-P03	Plots 35-36-37 Plans	Title block updated. Rear GF patio doors moved to suit plans.
3670-BRK-SRA-XX-XX-DR-A-04-285-P03	Plots 48-51 Plans	Title block updated
3670-BRK-SRA-XX-XX-DR-A-04-286-P03	Plots 48-51 Roof Plans	Title block updated
3670-BRK-SRA-XX-XX-DR-A-04-300-P03	Plots 79-86 Plans	Drawing updated to suit plans
3670-BRK-SRA-XX-XX-DR-A-05-250-P03	Plots 27-30 Elevations	Drawing updated to suit plans.
3670-BRK-SRA-XX-XX-DR-A-05-265-P03	Plots 35-36-37 Elevations	Drawing updated to suit plans.
3670-BRK-SRA-XX-XX-DR-A-05-275-P03	Plots 40-43-60-61-77-78-87-88 Elevations	Elevations have been updated to suit plans.
3670-BRK-SRA-XX-XX-DR-A-05-285-P02	Plots 48-51 Elevations	Elevations have been updated to suit plans.
3670-BRK-SRA-XX-XX-DR-A-05-300-P03	Plots 79-86 Elevations	Elevations have been updated to suit plans.
3670-BRK-SRA-XX-XX-DR-A-05-310-P03	Plots 90 Elevations	Drawing updated to suit plans.
Rev A	Design and Access Statement	Updated for consistency

We also note from ADC's letter that elevations and sections have been requested relating to the proposed footbridge crossing over the railway adjoining the Site. Details of the railway bridge were secured under condition 10 of the outline permission allowed at appeal (APP/C3810/W/17/3185128) which reads:

"Prior to occupation of any part of the development hereby approved the railway bridge proposed shall be implemented in accordance with details of construction and design to be submitted to and approved by the Local Planning Authority".

As required by the planning condition, Store Property will seek to formally discharge details of the crossing prior to the occupation of the development. Once you have had an opportunity to review the enclosed, we look forward to receiving formal registration and validation of the application. 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

