07 December 2022
**Delivered via the Planning Portal**

FAO Mr Simon Davis
Arun District Council
Civic Centre
Littlehampton
BN17 5LF

Ref: HAMS3030

Dear Mr Davis,

**RESERVED MATTERS**
**LAND WEST OF FONTWELL AVENUE, EASTERGATE**

On behalf of our client Hampshire Homes, we are pleased to submit the reserved matters for the development of 7 dwellings at the site Land West of Fontwell Avenue, Eastergate. The reserved matters details include Appearance, Landscaping, Layout, and Scale.

**BACKGROUND**

The site is approximately 0.38 ha and currently comprises land associated with 1 Northfields Farm Cottages and comprises areas of grass, a manege, hardstanding, stables, and other barns/outbuildings.

Agricultural fields are currently located to the west and north of the site, however, these parcels of land benefit from planning permission for residential development (ref. BN/50/20/PL and AL/113/21/OUT). When built out there will be 111 dwellings to the north of the site.

A full planning application for the development of 4 dwellings has also been submitted on the land directly to the south west of the site and will share the same access road.

This reserved matters is submitted pursuant to the outline consent for the development of up to 8 dwellings and associated access, which was approved on 12th November 2021 (ref. BN/147/21/OUT). Vehicular and pedestrian access from Fontwell Avenue was also approved as part of the outline application.

**PROPOSAL**

This proposal provides the reserved matters details for the development of 7 new dwellings with associated parking, and landscaping. The full wording of the proposal is set out below:

*"Reserved matters for the development of 7 dwellings, with associated landscaping and infrastructure."*

6th Floor North
2 Charlotte Place
Southampton
SO14 0TB

[redacted]
...y (No. 2285387) registered in England & Wales. Registered office: 1 New York Street, Manchester M1 4HD
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The development proposal includes:

- Construction of seven high quality 3-bed dwellings to help meet the Councils housing need.
- Appropriate external amenity space through the inclusion of rear gardens, as well as front garden space.
- Provision 16 car parking spaces (14 allocated and 2 visitor) in line with the Councils Parking Standards.
- Provision of 7 cycle parking spaces in secure sheds in the rear gardens of each dwelling.
- Vehicular and pedestrian access via Fontwell Avenue.
- Where possible the retention of existing trees and hedgerows.
- The provision of an enhanced landscaping scheme across the site including new native shrub planting and hedgerows.
- Biodiversity enhancement measures including flowering plants, new tree and shrub planting, bird boxes bat boxes, log piles and reinforcement of existing boundary vegetation and new species-rich hedgerow planting.

Further details of the proposal are set out in the Planning Statement submitted with this application.

**INFORMATION SUBMITTED**

This planning application has been submitted via the Planning Portal under PP-11683306. The submission comprises the following documents.

| Plan / Document | Reference |
|---|---|
| Application Forms | PP-11683306 |
| CIL Forms | December 2022 |
| Cover Letter | December 2022 |
| Planning Statement | December 2022 |
| Location Plan | 22065-PL-2-01 |
| Proposed Layout Plan | 22065-PL-2-02 rev A |
| Tenure Plan | 22065-PL-2-03 |
| Bedroom Plan | 22065-PL-2-04 |
| Building Materials Plan | 22065-PL-2-05 rev A |
| Boundary Materials Plan | 22065-PL-2-06 rev A |
| Parking and Bins Plan | 22065-PL-2-07 rev A |
| Building Heights Plan | 22065-PL-2-08 |
| Indicative Street Scenes | 22065-PL-5-01 |



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|---|---|
| Elevation, Floor and Roof Plan - 3BBY- 3 Bed Detached | 22065-PL-HT-3BBY |
| Elevation, Floor and Roof Plan - 3BBY- 3 Bed Detached V2 | 22065-PL-HT-3BBY-02 |
| Elevation, Floor and Roof Plan - 3BBY- 3 Bed Semi Detached | 22065-PL-HT-3BC-01 |
| Elevation, Floor and Roof Plan - 3BBY- 3 Bed Terraced | 22065-PL-HT-3BC-02 |
| Materials Schedule | - |
| Shed Specifications | - |
| Levels Layout Plan | 108.5012.601 |
| Lighting Layout Plan | SHD791 rev R0 |
| Outdoor Lighting Report | SHD791 |
| Hard and Soft Landscape Plan | DD594L01 rev A |
| Combined Landscape Proposals Plan (for information only) | DD594L03 |
| Landscape Management Plan | DD594R01 rev A |
| Addendum to Preliminary Ecological Appraisal | LLD2494 |
| Ecological Impact Assessment | LLD2494-ECO-REP-001-01_EcIA |
| Biodiversity Net Gain Letter Report | 6th December 2022 |
| Flood Risk Assessment and Drainage Strategy | 108.5012/FRAandDSLWFA/2 |
| Foul Drainage Impact Statement | 108.5012/DISLWFA/2 |
| Drainage Layout Plan | 108.5012.501 |
| Drainage Overland Flow Layout | 108.5012.511 |
| Ground Water Monitoring Details | 19756_GWLR |
| Written Scheme of Investigation | Rev 2 |
| Arboricultural Impact Assessment and Method Statement | LLD2494-ARB-REP-001 rev 02 |
| Tree Constraints Plan | LLD2494-ARB-DWG-001 rev 01 |
| Tree Retention and Protection Plan | LLD2494-ARB-DWG-002 rev 04 |
| Existing Tree Schedule | LLD2494-ARB-SCH-001 rev 01 |
| Noise Impact Assessment | P21-273-R03 v1 |
| Transport Note | 108.0013TN rev 3a |
| Site Investigation Report Incorporating a Desk Study and Remedial Proposals | FON206a.D_SI_001 rev A |



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A BACS payment covering the application fee of £3,266.20 has been paid to the Planning Portal.

We trust you will find the application documents to be in order and look forward to confirmation of validation. Should you require further information or clarification please do not hesitate to contact me.

Yours sincerely,

Sarah Hockin
**Senior Planner**

[redacted]