

14 April 2016

Delivered by email and post

Neil Crowther  
Arun District Council  
The Arun Civic Centre,  
Maltravers Road  
BN17 5LF

Dear Mr Crowther,

## **FORMER POLLARDS NURSERY, LAKE LANE, BARNHAM – FULL PLANNING APPLICATION FOR 7 DWELLINGS**

On behalf of our client, Redrow Homes, we are pleased to submit a full application for seven dwellings with associated garaging, parking and public open space at the former Pollards Nursery site in Barnham.

This planning application summary supports a full planning application for seven dwellings at the former Pollards Nursery, Lake Lane, Barnham. The development will form a natural extension to the scheme to the west, which already has outline planning permission for up to 107 dwellings. This permission was granted on appeal on 17 October 2013.

This application proposes the redevelopment of a former office building and the associated external area, which is no longer required as part of the main nursery business.

The application illustrates a sensitive design, which follows the established principles within the wider development and also responds to the features of the site and architecture within the village. The final layout illustrates seven well-designed houses within an attractive landscape setting.

The development proposes the redevelopment of a vacant brownfield site, as supported by national planning policy and provides a limited extension of a consented residential scheme, which provides better use of land. The mix of much needed market housing is considered to provide a sensitive development that will not cause adverse impacts to local infrastructure or nearby properties.

The designs of the units have been influenced by the character of the village and are shown on the House Type Elevation Plans. Our Client intends to use the Letchworth, Cambridge, Oxford and Sunningdale house types, details of which have been provided in support of the application. The detailed design seeks to respond to the features of the site and retain as much of the existing landscape as possible as well as providing Public Open Space.

This application was submitted via the planning portal under reference PP-05040182. This planning submission comprises the following documents:

6th Floor North  
2 Charlotte Place  
Southampton  
SO14 0TB

- Completed application forms
- Application drawings
- House Types:
  - Cambridge Brick
  - Cambridge Render
  - Letchworth Elevations
  - Letchworth Floor Plans
  - Oxford Elevations
  - Oxford Floor Plans
  - Sunningdale Elevations
  - Sunningdale Floor Plans
- Design and access statement
- Biodiversity checklist and statement
- Ecological Appraisal
- Planning application summary
- Transport Statement Addendum
- Development and Mitigation Proposals Plan
- Character Areas
- Landscape and Visual Impact Assessment
- Zone of Visual Influence and Viewpoints
- Tree Schedule
- Tree Protection Plan
- Tree Constraints Plan
- Landscape management plan
- Flood risk and Drainage Strategy addendum
- Validation checklist

A cheque for the requisite planning application fee of £2695.00.00 is enclosed.

We look forward to receiving your confirmation that the application has been formally validated. In the meantime, should you require any further information or wish to discuss the application, please do not hesitate to contact us.

Yours sincerely



Carla Fulgoni  
**Senior Planner**

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