

Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LP

25th March 2021

Dear Sir/Madam,

Land at Angels Nursery, Yapton Road, Barnham, PO22 0AY
Construction of entrance feature wall set back from vehicular access to residential development.

Please find enclosed a full planning application submitted on behalf of Redrow Homes Ltd at Land at Angels Nursery, Yapton Road, Barnham for the construction of a 1.2m entrance feature wall.

The following plans and documents have been submitted in support of this application:

- Application Form;
- Application Plans:
 - EWLP-001 – Entrance Wall Location Plan;
 - 783-DET-001 – Site Entrance Feature Wall; and
 - 783-DET-002 – Site Entrance Feature Wall Layout.
- Biodiversity Checklist; and
- CIL Form

The application fee has been paid online via the Planning Portal.

The proposed entrance feature wall is located to either side of the vehicular access to the approved residential development, which is currently under construction. The wall is set back 8m from the highway, extending back to 11m from the highway where it meets the pedestrian footway.

The proposed wall has been designed as a well landscape feature, providing a sense of arrival upon entering the development. The wall extends up to 1.2m high, with 1.5m piers. The development name of 'Windmill Views' has been included within the wall.

The location of the wall, set back from the junction at the site access, ensures that it has no effect on any visibility splays and is appropriately located away from residential dwellings, also having no impact on the approved areas of open space.

I trust that this information is acceptable for the validation and consideration of this application however please don't hesitate to get in contact if I can be of any further help.

Yours faithfully,

Tilly Wishaw
Planner
Redrow Homes Ltd