

DH/LHU/P16-0421PL

7th October 2016

Daniel Vicks
Planning Department
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Sirs,

Town and Country Planning Act 1990

Application for Approval of Reserved Matters for 107 dwellings and associated works in relation extant Outline Planning Permission Ref: BN/16/12 as amended by BN/21/14 at

Land at Former Pollards Nursery, Lake Lane, Barnham

Please find enclosed an application for Approval of Reserved Matters which I hereby submit on behalf of my clients Redrow Homes in connection with the above site.

The Application

The application seeks Approval of Reserved Matters for 107 dwellings and associated works at the former Pollards Nursery, Lake Lane, Barnham pursuant to outline planning permission BN/16/12 which was granted on appeal on 17th October 2013, and amended by the Section 73 application BN/21/14.

Background

The site already has the benefit of Approved Reserved Matters under reference BN/21/15/RES. The Applicants have undertaken a further review of the design and layout of the scheme. This review has resulted in changes to the layout from that approved and which can be summarised as follows;

- Adjustment of plots and house types on southern spine road
- Revisions to plots and house types in central development parcel adjacent to the proposed pumping station;
- Increased open space and relocation of proposed allotments to south eastern boundary of the site;
- Adjustments to plots and house types on southern boundary;
- Provision of pedestrian/cycle link to adjoining development and adjustments to open space in south western corner; and
- Revised layout on western boundary, on former location of the proposed allotments.

These revisions have not substantially altered the scheme from that which already has approval. The quantum of development remains the same at 107 dwellings with the access to the site remaining from the north east. The layout retains the same principles of a linking spine road running through the site with dwellings fronting onto the road. The scheme continues to provide the same levels of open space both informal and formal provision as well as the identified wildlife corridors and drainage features.

Application Documentation

Forming part of the Application please find enclosed an electronic and the requisite paper copies (in triplicate) of the following documentation:-

1. A copy of the Application pro-forma duly completed and signed.
2. A Site Location Plan which identifies the extent and location of the application site as outlined in red (P16_0421_07-1 Site Location Plan).
3. A copy of the following Plans:-

Drawing Title	Drawing Reference	Revision
Layout Plans		
Site Layout	P16_0421_03	A
House Type Pack	P16_0421_04	
Boundary Treatments	P16_0421_05-1	
Boundary Treatments Details	P16_0421_06	
Site Location Plan	P16_0421_07-1	
Parking Plan	P16_0421_08-1	
Street Scenes	P16_0421_14	
Materials Plan	P16_0421_14-1	
Landscape Plans		
Landscape Masterplan	2600-LA-05	P5
General Arrangement Plan 1 of 2	2600-LA-08	P2
General Arrangement Plan 2 of 2	2600-LA-09	P2
Planting Plan 1 of 2	2600-PP-07	P2
Planting Plan 2 of 2	2600-PP-08	P2
Management Plan	2600-MP-02	P2
Soft Landscape and Hard Surfaces Specification	2600-SP-01	P2
General Arrangement Plan 1 of 3	2600-LA-10	P2
General Arrangement Plan 2 of 3	2600-LA-11	P2
General Arrangement Plan 3 of 3	2600-LA-12	P2
Landscape Masterplan	2600-LA-13	P5
Planting Plan 1 of 3	2600-PP-09	P2
Planting Plan 2 of 3	2600-PP-10	P2
Planting Plan 3 of 3	2600-PP-11	P2
Management Plan	2600-MP-03	P2

Soft Landscape & Hard Surfaces Specification	2600-SP02	P2
Engineering Plans		
Refuse Tracking	C85102-D-172	
Fire Vehicle Tracking	C85102-D-173	
Main Junction Visibility Splay	C85102-D-174	
Private Car Tracking	C85102-D-175	
Treatment Plant		
Primary 8.70	117-0034	
Biozone 6.2	117-0117	
Humus 7.20	117-209	
Extra Large Kiosk with Door	DD-160-064	
Large Kiosk Body Moulding	DD-160-075	
Detail of External Inlet Splitter Chamber Side Entry	DD-115/316	
Installation Manual for HIPAF Rectangular Plant	WPL/05/11/10	
SPEL Tankstor and Separator Installation Instructions	TS11 v13	

4. A copy of the Planning Statement (Application Summary) prepared by Pegasus dated October 2016.
5. A copy of the Design and Access Statement prepared by Pegasus dated October 2016.
6. A copy of the Affordable Housing Statement prepared by Pegasus dated October 2016.
7. A copy of the Tree survey prepared by RPS Group dated October 2015.
8. Copies of the Landscape Management Plans prepared by Allen Pyke dated October 2016.
9. A copy of the Addendum to the Flood Risk Assessment prepared by JNP dated 4th October 2016.
10. A copy of the HIPAF Packaged Treatment Plants details prepared by WPL dated July 2016.
11. A copy of the play space provision in the 3D visualisation and plan prepared by Proludic.

12. A copy of the Energy Statement prepared by Southern Energy Consultants dated October 2016.
13. A copy of the completed Arun District Council Biodiversity Checklist.
14. A copy of the completed Arun District Council Validation Checklist, and
15. A cheque for £385 made payable to Arun District Council to cover the relevant application fee (see below for an explanation of how this has been calculated).

Outline Conditions Requirements

The application includes detail of the appearance, landscaping, layout and scale as required by condition 1 of the outline planning permission. The application also includes the details required by the following outline planning conditions;

- Condition 10 – details of the existing trees and hedges to be retained or removed are shown on the submitted Tree Survey Report by RPS, dated October 2015.
- Condition 12 – details of the areas of public open space including the play areas are shown on the submitted landscape plans along with details contained in the 'Example Design LEAP' plan and 3D visualisation.
- Condition 14 – Landscape Management Plans prepared by Allen Pyke dated October 2016 are submitted.
- Condition 15 – details of the 10% energy supply reduction and a timetable for implementation is contained within the report prepared by Southern Energy Consultants Ltd is submitted.

Applications to Discharge Outline Planning Conditions:

Separate submissions will be made alongside this application to discharge a number of the outline planning conditions, these will include the following;

- Condition 5 & 6 – Surface Water Drainage Scheme and maintenance of SUDs system.
- Condition 7 – Foul Drainage.
- Condition 16 – Ecological Enhancement Measures
- Condition 17 – Reptile mitigation and translocation.
- Condition 19 – Lighting Strategy.

The Application Fee

The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 set the prescribed fees for all applications.

Under Paragraph 4(2) Part 1 of Schedule 1 to these Regulations,

"...a flat rate fee of £385 is payable for any reserved matter application where the total amount paid for previous reserved matter(s) application(s) alone, equals or exceeds the fee that would have been payable for full permission for the whole development."

In this instance, the applicant has made a previous Reserved Matters submission under the same outline planning permission (BN/21/15/RES) where the full fee has been paid.

Therefore, this further revised application for Approval of Reserved Matters only requires the flat rate fee of £385. Accordingly, a cheque for £385 made payable to Arun District Council to cover the application fee is attached with this letter.

I trust that the above and enclosed provides you with sufficient information to register the application. However should you require any further information, please contact me at the above address.

Yours sincerely


David Hutchison
Executive Director
Email: 

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