

LHU/P16-0421PL

10th May 2017

David Innes
Planning Department
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear David,

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 (BN/51/16)

I am writing with regards to the submitted application for Approval of Reserved Matters on behalf of my clients Redrow Homes.

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.

This review has resulted in changes to the layout from that approved and which can be summarised as follows;

- Additional first floor windows added to gable elevation of Plots 22, 23, 27 and 30.
- Adjustment of rear boundaries to Plots 102 to 104
- Updated and increased landscaping and habitat creation.
- Adjusted access road layout.

Landscaping & Ecology

The ecology and the proposed mitigation has been extensively discussed with the Council's Ecological Consultant who has confirmed the proposals are acceptable. The revised plans are accompanied by the updated Ecological Mitigation and Enhancement Plan prepared by RPS which outlines the ecological enhancement measures which have been included the revised plans, as required through Conditions 17, 18 and 19. It will also be formally submitted to the current Discharge of Condition application.

The plans and the updated Ecological Mitigation and Enhancement Plan include the scheme for additional planting to supplement the existing vegetation. This includes the removal of two

non-protected trees to the north of the site to allow for the foul drainage scheme. These trees are shown on the revised plans to be replaced with new trees to provide immediate amenity.

Road Alignment

The revised plans also include an adjustment to the access road to retain the existing access road. The proposal is to retain the existing access, however as part of these works the road will be re-surfaced and a pedestrian footpath added to the right hand side of the access on entering the site. This footpath will run into the development from a cross-over point on Lake Lane which will provide a link to the existing footpath on the other side of the road

The visibility of the existing access has been reviewed and assessed in order to meet the requirements of the planning conditions. To satisfy condition 24, a 2.4m x 43m visibility splay is required to the west and a 2.4m x 47m to the east. Drawing ref C85102-D-128 demonstrates that this can be achieved using the existing access.

As part of the existing access review, the consultants conducted a number of maneuvers with a HGV entering and exiting the site onto Lake Lane. The existing access provided adequate space for two HGV's to pass. Please refer to drawing ref C85102-D-130 for existing access vehicle tracking.

Moreover, the access arrangement has been reviewed and deemed satisfactory by the WSCC Strategic Planning Team.

Accordingly, I now formally submit the following plans as part of the Reserved Matters Application;

Drawing Title	Drawing Reference	Revision
Layout Plans		
Site Layout	P16_0421_03	F
House Type Pack	P16_0421_04	A
Boundary Treatments	P16_0421_05-1	C
Parking Plan	P16_0421_08-1	B
Materials Plan	P16_0421_14-1	D
Landscape Plans		
General Arrangement Plan 1 of 2	2600-LA-13	P8
General Arrangement Plan 2 of 2	2600-LA-14	P8
Landscape Masterplan	2600-LA-15	P3
Planting Plan 1 of 2	2600-PP-12	P7
Planting Plan 2 of 2	2600-PP-13	P7
Engineering Plans		
Site Access	C85102-D-128	B
Existing Access Vehicle Tracking	C85102-D-130	
Existing Access Vehicle Tracking	C85102-D-131	
Access Road Visibility Splays	C85102-SK-001	

Ecology				
Ecological	Mitigation	and	JSL2477_871	A
Enhancement Plan by RPS				

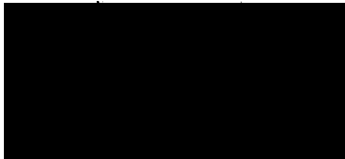
Outline Conditions Requirements

The application as submitted included details of the appearance, landscaping, layout and scale as required by condition 1 of the outline planning permission. The application also included details required by the outline planning conditions, to which the submitted Landscape Management Plans prepared by Allen Pyke dated June 2015 continues to reflect the proposed layout.

In respect of Condition 15 – attached is a revised Energy Report prepared by Energist UK Ltd dated 28.4.2017 Revision A which is submitted as part of the revised details.

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

Yours sincerely



Laura Humphries
Associate Planner

Email:



Enc.

CC David Lee (Redrow Homes)