

DH/LHU/P16-0421PL

7th February 2018

Michael Eastham
Planning Department
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Michael,

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 (LPA reference BN/52/16)

I am writing on behalf of Redrow Homes in relation to the above application. Following the approval of the other Reserved Matters application (BN/51/16) in 2017, this current application is now revised to make minor changes to the house types which were previously approved.

These revisions have not substantially altered the scheme from that which already has approval under reference BN/51/16. The quantum of development remains the same as already approved 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 and wildlife corridors (as approved) and drainage features.

It was agreed that we would provide a composite revised pack for this application. I therefore enclose a copy of the following documentation:-

Drawing Title	Drawing Reference	Revision
Layout Plans		
Site Layout	P16_0421_23	C
House Type Pack*	P16_0421_04	B
Boundary Treatments	P16_0421_24-1	B

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT



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Boundary Treatments Details	P16_0421_06	
Site Location Plan	P16_0421_07-1	
Materials Plan	P16_0421_25-1	A
Design Statement*	P16_0421_16	A
Landscape Plans		
General Arrangement Plan 1 of 2	2600-LA-13	P10
General Arrangement Plan 2 of 2	2600-LA-14	P10
Planting Plan 1 of 2	2600-PP-12	P9
Planting Plan 2 of 2	2600-PP-13	P9
Management Plan	2600-MP-02	P2
Soft Landscape and Hard Surfaces Specification	2600-SP-01	P2
Management Plan	2600-MP-03	P3
Soft Landscape & Hard Surfaces Specification	2600-SP02	P2
Tree		
Tree Protection Plan	JSL4277_710	E
Tree Protection Plan	JSL4277_711	E
Tree Protection Plan	JSL4277_712	E
Play Space		
Play Space Layout	1707.16693	
Engineering Plans		
Site Access	C85102-D-128	B
Existing Access Road Tracking	C85102-D-130	
Existing Access Road Tracking	C85102-D-131	
Access Road Visibility Splays	C85102-SK-001	

* CD Copy only due to file size

1. A copy of the Design and Access Statement* prepared by Pegasus dated October 2016.
2. A copy of the Addendum to the Flood Risk Assessment prepared by JNP dated 4th October 2016.
3. A copy of the Energy Statement Rev C prepared by Southern Energy Consultants dated October 201.
4. A copy of the approved Noise Report by RPS dated February 2018 which has been updated to show the revised layout.
5. A copy of the Arboricultural Site Inspection Note dated 1.2.0218 prepared by RPS Group along with the relevant plans which reflect the current position on site following the meeting with the Council's Tree Officer.

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 contained in the updated Arboricultural Note and Plans.

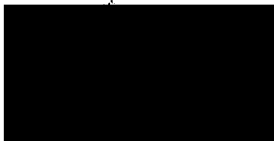
- Condition 12 – details of the areas of public open space including the play areas are shown on the submitted landscape plans along with details contained in the approved play area details.
- Condition 14 – Landscape Management Plans prepared by Allen Pyke as approved in the previous RM application have been updated and are enclosed.
- Condition 15 – details within the report prepared by Southern Energy Consultants Ltd is enclosed.

With reference to the application to Discharge Outline Planning Conditions, we would request that the decisions are issued in respect of BN/32/17, other than on the drainage conditions to which you have requested further information from the developer.

We will be making a further submission to discharge the outline planning conditions relevant to this proposed layout.

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

Yours faithfully



Laura Humphries
Associate Planner

Email: 

Enc.