

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

27th August 2020

Dear Sir/Madam,

Land at Angels Nursery, Yapton Road, PO22 0AY
Construction of 3 dwellings as temporary sales area including access, parking and landscaping.

This application seeks planning permission for the construction of access, temporary parking and landscaping and the construction of three dwellings approved as part of the site's wider development for use as a sales area at Land at Angels Nursery, Barnham.

Planning Application Documentation

As part of the planning application, please find enclosed the following documentation:

1. Application form
2. CIL Additional information requirement form
3. LOC-001 – Site Location Plan
4. 7436-SA-001 Rev G – Sales Arena Layout
5. House Hype Drawings:
 - a. 3-201 – Marlow Floor Plans
 - b. 3-401 – Marlow Elevations
 - c. T1-401 Rev C02 – Harrogate Sales Centre
 - d. EF_OXFOQ_DM.3 Rev A – Oxford Lifestyle
6. Signage Detail
7. V Board Elevation Example

The Site

The application site forms part of the wider development at Land at Angels Nursery, Yapton Road, Barnham. The site has been the subject of a number of planning applications, with the most recently approved application (Ref: BN/93/19/PL) for the construction of 95 dwellings.

Proposal

This application proposes the temporary use of the three approved residential dwellings as a sales and marketing suite and show homes. Vehicular access to the site is as approved within the previous consents, with a temporary car park providing 8 parking spaces including one disabled space and one electric charging point to the west of the dwellings.

The use of the dwellings as show homes is proposed for a temporary period to allow for the construction and sale of the remaining units within the wider development site.

The site layout includes the construction of a number of flags along Yapton Road, and around the boundary of the sales area. A 'V' board advertisement is also proposed adjacent to the site access. The advertisements and parking area will be removed with the sales areas and constructed as approved within the implemented consent for the wider development once the dwellings within the wider application site have been successfully sold.

The proposed development has been designed in accordance with local and national planning policy and will only be in use as a sales area for a temporary period. As there are no material considerations to indicate otherwise, it is respectfully requested that planning permission is granted.

Yours faithfully,

Tilly Whishaw
Planner
Redrow Homes Ltd