

Planning Department
Arun District Council
First Floor
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

4th December 2025

Dear Sir / Madam

Application for Approval of Reserve Matters following Outline Approval LU/47/11 (as amended by LU/182/15) in relation to Phase 6a for 288 dwellings, SuDs, children's play space, means of access, landscaping and the northern extent of the Black Ditch Open Space.

Please find enclosed a Reserved Matters application which provides details of appearance, landscaping, layout and scale for the construction of 288 dwellings on Phase 6a, along with SuDs features, children's play space, means of access and landscaping and public access to the northern extent of the Black Ditch Open Space (comprising 32.79ha) as approved under Outline planning permission LU/47/11.

The Application Submission

The following information is submitted with this application:

- Completed application forms
- This covering letter
- A planning application fee of £76,367 paid via the planning portal
- The plans and documents set out in the table below:

Persimmon Homes Drawings and Documents	
Drawing Register – Persimmon Homes	n/a
Street Scene Plots 17-53 (CGI)	n/a
Street Scene Plots 71-92 (CGI)	n/a
Street Scene Plots 226-237 (CGI)	n/a
Street Scene Plots 246-264	n/a
Materials Palette (combined for Phases 6a and 6b)	Dated November 2025
Design and Access Statement	Dated November 2025
Planning Statement	Dated November 2025 - which includes

	demonstrating compliance with outline elements including s106 and a parking assessment.
Affordable Housing Position Statement	Dated November 2025
Mayer Brown Drawings and Documents	
Topographical Survey and Existing Drainage	PHLITTLEPH6A.2-100_P1
General Arrangement Drawing	PHLITTLEPH6A.2-101 P6; 102 P6; 103 P6 and 106 P5 (4 sheets)
Drainage General Arrangement Drawing	PHLITTLEPH6A.2-121 P1; 122 P1; 123 P1; and 124 P1 (4 sheets)
Surface Treatments Drawing	PHLITTLEPH6A.2-131 P4; 132 P4; 133 P4; and 134 P4 (4 sheets)
Engineering Layout – Levels & Retention	PHLITTLEPH6A.2-151 P1; 152 P1; 153 P2; and 154 P2 (4 sheets)
Swept Path Analysis Fire Vehicle	PHLITTLEPH6A.2-TK01 P8
Swept Path Analysis Refuse Vehicle	PHLITTLEPH6A.2-TK02 P8
Swept Path Analysis Car	PHLITTLEPH6A.2-TK03 P7
Drainage Technical Note	Dated December 2025
LTN 1:20 Technical Note	n/a
Stantec	
Flood Risk Assessment Addendum (including 3 appendices)	Dated November 2025
ACD Drawings and Documents	
Soft Landscaping Proposals (11 sheets)	PERTV24807 13
Hard Landscaping Proposals (11 sheets)	PERTV24807 14 A
POS – North Black Ditch Landscape Proposals (15 sheets)	PERTV24807 19
LAP 1 Proposals	PERTV24807 23
LAP 2 design	PERTV24807 24
LAP 3 design	PERTV24807 25
LAP 4 design	PERTV24807 26
Incidental play area design	PERTV24807 22
Landscape Specification	Dated November 2025
Landscape Management and Maintenance Plan	Dated November 2025
ECOSA Documents	
Shadow HRA	Dated November 2025
Ecological Impact Assessment (contains results of protected species surveys)	Dated November 2025
Ecological Management and Mitigation Plan	Dated December 2025
Southern Energy Consultants Documents	
Energy Statement	Dated 14 th November 2025



Overheating Assessment	Dated 25 th November 2025
Tetra Tech Document	
Noise and Vibration Impact Assessment	Dated November 2025
Barrell Tree Care Drawings and Documents	
Aboricultural Impact Appraisal and Method Statement for Phase 6b and LEAP	Dated 3 rd December 2025
Tree Protection Plan for Phase 6a (includes tree survey details)	Drawing reference 25012-TPP-07
Manual for Managing Trees on Development Sites	Document reference SGN Manual 3
MK Surveys – Topographical Drawing	
Targeted Utilities Survey	Drawing Ref 19945 on sheets 2, 3, 7 and 8
ASE - Archaeology Document	
ASE – Post Excavation Assessment Report Area AP6	Report dated October 2019
Nick Smith Associates Documents	
Lighting Calculations	To follow shortly
Lighting Drawing	To follow shortly
Idom Merebrook - Ground Investigation/Remediation Document	
Remediation Strategy	Dated October 2014 – please note this report has been used to discharge condition 33 site wide under LU/164/15/DOC

Summary

I hope that the information provided with this submission is sufficient to validate the application and I look forward to receiving notification that the application has been validated.

If you have any queries please do not hesitate to contact me.

Yours Sincerely

Laura Jackson
Head of Planning



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