

Our reference: 5015416
5th November 2021

3rd Floor
Regent House
65 Rodney Road
Cheltenham
GL50 1HX

David Easton
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear David,

**APPLICATION FOR THE APPROVAL OF RESERVED MATTERS FOR THE 'LOCAL CENTRE'
PARCEL FOLLOWING THE APPROVAL OF OUTLINE PLANNING PERMISSION P/140/16/OUT**

This letter, prepared on behalf of Hanbury (PM) Ltd, accompanies the submission of an application for the approval of reserved matters following the approval of outline planning permission P/140/16/OUT. This application relates to the 'local centre' parcel, comprising of retail, community and commercial uses, 20 residential apartments, a 70 bed care home and associated works.

Background

Outline planning permission (reference P/140/16/OUT) was granted on 22nd November 2018 for:

"mixed use development comprising of up to 400 dwellings, a care home with up to 70 beds, a Local Centre comprising up to 2000sqm of A1/A2/A3/D1/sui generis floorspace, provision of land for a 1FE primary school (with sufficient space to ensure that it is expandable to 2FE), provision of land for a scout hut, safeguarding of land to help link the site to the Pagham Harbour Cycle Route & other community uses including public open space & allotments."

Following the approval of the above outline application, the site has been split into development parcels. The two residential phases are proposed to be delivered by Foreman Homes, and will be subject to a separate application for the approval of reserved matters. This application is for the 'local centre' parcel which comprises of retail, community and commercial uses, 20 residential apartments and a 70 bed care home.

Condition 1 of the outline planning permission requires an application for the approval of reserved matters to be made within 3 years of the date of the permission. In accordance with the above condition, this application is seeking Arun District Council's approval of matters in relation to layout, scale, appearance and landscaping. The access details of the site were approved in detail as part of the above outline planning application.

Design Code

Condition 6 of outline planning permission required the submission and approval of a Design Code Masterplan. The Design Code was approved on 13th October 2021, and sets a framework for the two residential parcels and local centre parcel as permitted by the outline permission. It looks to ensure that the overall development remains cohesive, despite the site being delivered in separate parcels.

The condition requires the development shall be carried out in accordance with the approved Design Code. The application documents submitted as part of this reserved matters application set out how the proposed development accords with the approved Design Code.

Landscaping

Condition 7 sets out the landscaping and layout particulars that should be submitted in accordance with Condition 1. This application contains all of the specified information, where relevant to the local centre parcel.

Supporting Information

This application is accompanied by the following plans and documents:

- Planning application forms
- Plans:
 - Site Location Plan
 - Proposed Site Layout
 - Proposed Site Wider Context
 - Massing
 - Street Elevations
 - Land Use
 - Care home GF and FF plans
 - Care home FF and SF plans
 - Care home Elevations
 - Block A Floor Plans
 - Block A Elevations
 - Block B Floor Plans
 - Block B Elevations
 - Block C Floor Plans
 - Block C Elevations
 - Block D Floor Plans
 - Block D Elevations
 - Site Sections
 - Spine Road Plan
 - Proposed Hard Landscape
 - Proposed Soft Landscape-Sheet 1 of 3
 - Proposed Soft Landscape-Sheet 2 of 3
 - Proposed Soft Landscape-Sheet 3 of 3
 - Neighbourhood Centre Masterplan
 - Proposed Fencing
- Design and Access Statement prepared by Roberts Limbrick;
- Transport Statement prepared by Highgate Transportation;
- Arboricultural Method Statement prepared by Bosky Trees;
- Ecological Walkover Study prepared by Ecology Solutions;
- Flood Risk Assessment and Drainage Strategy, prepared by Ridge and Partners LLP
- CIL Form 1.

The information submitted is in line with the validation requirements as discussed during the pre-application process.

Planning Application Fee

The planning application fee of £36,101¹ will be paid via Planning Portal.

I trust that the enclosed information enables the validation of the application. However, if you require any further information, please get in touch.

Yours sincerely,


Jenny Henderson
For Ridge and Partners LLP

¹ Calculated on the basis of 20 residential dwellings and 5,917 sqm of commercial/care home floorspace.