

Our Reference: DSH0201/PALet2/DOS

Simon Davis
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

17th September 2020

Dear Mr. Davis,

Ref: Reserved Matters - P/70/19/RES

Following the Council's approval of the above Reserved Matters Application on 28th February 2020 please find herewith our Full Planning Application for a part of the permitted site.

This planning application seeks to increase the density of development on the western part of the site only; achieved through the substitution of 21no. of the consented dwellings with 36no. alternative ones.

The proposed changes have the effect of reducing the number of larger detached homes and replacing these with an increased number of smaller 2 & 3-bedroom semi-detached homes.

Having undergone a detailed design process for the reserved matters application, our approach for this amendment is to retain as far as possible the proposed site infrastructure layout, so there will be no change to the road arrangement, or the shape of the development parcels within the site.

The below table provides a summary of how the development has changed in comparison to the permitted scheme.

TYPES	A (3-Beds)	B (4)	C (2)	D (3)	E (3 bung)	F (3 bung)	G (3)
90 Units	8	8	44	7	3	11	9
105 Units	12	7	49	2	3	1	31



Beds	2	3	4
90 Units	44	38	8
105 Units	49	49	7

The application content is comprised of elements that have affected a change from the consented reserved matters, consisting of;

- ¿ Submission fee in the sum of £ 16,632 (plus Planning Portal handling fee)
- ¿ Application forms
- ¿ CiL form (due to the recent adoption of CiL by the Council approval of this application would require a variation of the S106 for the extant scheme)
- ¿ Drawings, including:
 - Location plan (red line plan) - 1223 PD005-revB
 - Site layout plan - 1223 PD100-revB
 - Topographical survey (info provided for P/70/19/RES, remains the same)
 - Proposed floor plans & elevations:
 - 1223 PD110 - House Type A
 - 1223 PD114 - House Type C (3 House Terrace V 1)
 - 1223 PD118 - House Type C (2 Semi-Detached V 3)
 - 1223 PD122 - House Type G (Detached)
 - 1223 PD123 - House Type G (Semi-Detached)
 - 1223 PD130 - Garages
 - Planting plans:
 - M323-321revP1 - 1 of 4
 - M323-322revP1 - 2 of 4
 - M323-323revP1 - 3 of 4
 - M323-324revP1 - 4 of 4
 - Street scenes:
 - 1223 PD300 - Street Scenes A, B & C-revB
 - 1223 PD301 - Street Scenes D & E-revB
 - Full details of access to Summer Lane (resolved at Reserved Matters stage)
 - Parking bays and crossing points on Summer Lane (resolved at Reserved Matters stage)
 - Internal access arrangements and links to wider area (resolved at Reserved Matters stage)
 - Bin storage/ collection details (as per RM)
 - Parking provision (additional 2no. spaces per extra dwelling)



-Sections/ levels (as per RM)

- ¿ Phasing plan and schedule (as per RM)
- ¿ Compliance table (as per RM)
- ¿ Accommodation schedule (included on Site Plan)
- ¿ Materials schedule (as per RM)
- ¿ Affordable Housing Statement by Drew Smith (as per RM, an additional 5 units will be provided as affordable housing, 30% of the additional 15 units)
- ¿ Statement of Community Involvement, Drew Smith (in addition to public consultation carried out at RM stage, we have written to the Parish Council to inform them of this application)
- ¿ Design and Access Statement produced by KSA (as per RM)
- ¿ Biodiversity Checklist and accompanying ecological report/ surveys by Aluco (as per RM)
- ¿ Flood Risk Assessment, RCP (updated to reflect additional units)
- ¿ Foul and Surface Water Drainage Statement (updated to suit additional units) produced by RCP, accompanied by the following dwgs:
 - DSM-E4761-01-001 - Drainage Strategy Layout
 - DSM-E4761-01-002 - Refuse Vehicle Swept Path Analysis
 - DSM-E4761-01-003 - Fire Tender Swept Path Analysis
 - DSM-E4761-01-004 - Highway Layout Review
 - DSM-E4761-01-007 - Level Strategy
 - DSM-E4761-01-009 - Impermeable Area
- ¿ Travel Plan Implementation document (as per RM) by Paul Basham
- ¿ Landscape Strategy/ Management Plan (updated landscape dwgs, the management remains the same as the RM plan), IJ LA
- ¿ Highway Mitigation Strategy (resolved at RM stage) Paul Basham
- ¿ Car Parking Strategy document (same strategy has been applied to the additional units) by Paul Basham
- ¿ Lighting Strategy (lighting layout remains the same as at RM stage, due to the overall parcel footprints remaining unchanged), J Lighting Design
- ¿ Tree Survey and Arboricultural Survey produced by Arborcall (as per RM)

I hope that the above/attached is acceptable and that the application can be presented to the first available planning committee. In the meantime, should you have any queries or require anything further please feel free to contact me.

I look forward to hearing from you in due course.

Yours sincerely,

D. O'Shea

Daniel O'Shea,
Planning Manager