

LHU/P18-1110PL

24<sup>th</sup> October 2018

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

**PP:07300291**

Dear Mr Eastham,

**Town and Country Planning Act 1990**  
**Application for Reserved Matters for 175 dwellings and associated works**  
**pursuant to Outline Planning Permission WA.44.17.OUT**  
**Land East of Tye Lane, Walberton**

Please find attached an application which I hereby submitted on behalf of my client, Linden Homes (South) in connection with the above site.

Background

The site has the benefit of outline planning permission which was granted in February 2018 for a development comprising of the following;

**"Outline application with some matters reserved for up to 175 dwellings, new vehicular access, together with associated car parking, landscaping and community facilities to include allotments, play space and community orchard"**

This application seeks the Approval of Reserved Matters for a development comprising of the following;

- 175 dwellings comprising of a mix of 2, 3, 4 and 5 bed dwellings.
- 30% (52 homes) affordable homes of which 50% will be affordable rent and 50% for shared ownership.
- Vehicular Access to the site from Yapton Lane as set out in the Outline Planning Permission.
- Formal and informal open space areas including play area for children, allotments and a community orchard.
- Creation of a green network around the perimeter of the site along with additional landscaping and connections.

The proposed description of development is;

**PLANNING | DESIGN | ENVIRONMENT | ECONOMICS**

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

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**"Approval of Reserved Matters for the erection of 175 dwellings, car parking including garages, internal access roads, footpaths, parking, circulation areas, hard and soft landscaping, allotments, play areas/equipment and community orchard, and other associated infrastructure and engineering works."**

Forming part of the Planning Application please find enclosed a paper copy (to follow in the post) of the following documentation:-

1. A copy of the Reserved Matter Application pro-forma duly completed and signed.
2. A Site Location Plan which identifies the extent and location of the application site as outline in red (reference LIND171208LP01A).
3. A copy of the following Plans:-

| Drawing Title                    | Drawing Reference | Revision |
|----------------------------------|-------------------|----------|
| <b>Design</b>                    |                   |          |
| Site Location Plan               | LIND171208LP01    | A        |
| Site Layout Plan                 | LIND171208SL.01   | A        |
| Affordable Housing Layout Plan   | LIND171208AHL.01  | A        |
| Cycle & Refuse Parking Plan      | LIND171208CRP.01  | A        |
| Dwelling Boundary Materials Plan | LIND171208DBML    | A        |
| Parking Strategy Plan            | LIND171208PSP.01  | A        |
| Street Scenes                    | LIND171208SE01    | A        |
| HT-A24L – Elevations             | HT-A24L-S.e       | A        |
| HT-A24L – Floor Plans            | HT-A24L-S.p       | A        |
| HT-A24L – Elevations             | HT-A24L-T.e       | A        |
| HT-A24L – Floor Plans            | HT-A24L-T.p       | A        |
| HT-A32L – Elevations             | HT-A32L-1.e       | A        |
| HT-A32L – Elevations             | HT-A32L-2.e       | A        |
| HT-A32L – Floor Plans            | HT-A32L-p         | A        |
| Becket – Floor Plans             | HT.BEC.p          | A        |
| Becket – Elevations              | HT.BEC-1.e        | A        |
| Becket – Elevations              | HT.BEC-2.e        | A        |
| Cottingham – Floor Plans         | HT.COT.p          | A        |
| Cottingham – Elevations          | HT.COT.1.e        | A        |
| Cottingham – Elevations          | HT.COT.2.e        | A        |
| Cottingham – Elevations          | HT.COT.3.e        | A        |
| Elmsile – Floor Plans            | HT.ELM.D.p        | A        |
| Elmsile – Elevations             | HT.ELM.D1.e       | A        |
| Elmsile – Elevations             | HT.ELM.D2.e       | A        |
| Elmsile – Floor Plans            | HT.ELM.S.p        | A        |
| Elmsile – Elevations             | HT.ELM.S1.e       | A        |
| Elmsile – Elevations             | HT.ELM.S2.e       | A        |
| Kempthorpe – Floor Plans         | HT.KEM.p          | A        |
| Kempthorpe – Elevations          | HT.KEM.1.e        | A        |
| Kempthorpe – Elevations          | HT.KEM.2.e        | A        |

|                                       |            |   |
|---------------------------------------|------------|---|
| Kempthorpe – Elevations               | HT.KEM.3.e | A |
| Kempthorpe – Elevations               | HT.KEM.4.e | A |
| Kempthorpe – Elevations               | HT.KEM.5.e | A |
| Kempthorpe – Elevations               | HT.KEM.6.e | A |
| Leverton – Floor Plans                | HT.LEV.p   | A |
| Leverton – Elevations                 | HT.LEV.p   | A |
| Leverton – Elevations                 | HT.LEV.1.e | A |
| Leverton – Elevations                 | HT.LEV.2.e | A |
| Leverton – Elevations                 | HT.LEV.3.e | A |
| Leverton – Elevations                 | HT.LEV.4.e | A |
| Mylne – Floor Plans                   | HT.MYL.p   | A |
| Mylne – Elevations                    | HT.MYL.1.e | A |
| Mylne – Elevations                    | HT.MYL.2.e | A |
| Mylne – Elevations                    | HT.MYL.3.e | A |
| Pembroke – Floor Plans                | HT.PEM.p   | A |
| Pembroke – Elevations                 | HT.PEM.1.e | A |
| Pembroke – Elevations                 | HT.PEM.2.e | A |
| Pembroke – Elevations                 | HT.PEM.3.e | A |
| Pembroke – Elevations                 | HT.PEM.4.e | A |
| Pembroke – Elevations                 | HT.PEM.5.e | A |
| Pembroke – Elevations                 | HT.PEM.6.e | A |
| Walberton – Elevations                | HT.WAL.e   | A |
| Walberton – Floor Plans               | HT.WAL.p   | A |
| Plots 6-7 – Elevations                | P.6-7.a    | A |
| Plots 6-7 – Floor Plans               | P.6-7.e    | A |
| Plots 67-68 – Elevations              | p.67-68.a  | A |
| Plots 67-68 – Floor Plans             | p.67-68.e  | A |
| Flat Block A – Elevations             | FB-A.e     | A |
| Flat Block A – Floor Plans            | FB-A.1     | A |
| Flat Block A – Floor Plans            | FB-A.p2    | A |
| Flat Block B – Elevations             | FB-B.e1    | A |
| Flat Block B – Elevations             | FB-B.e2    | A |
| Flat Block B – Floor Plans            | FB-B.p     | A |
| Flat Block C – Elevations             | FB-C.e1    | A |
| Flat Block C – Elevations             | FB-C.e2    | A |
| Flat Block C – Floor Plans            | FB-C.p1    | A |
| Flat Block C – Floor Plans            | FB-C.p2    | A |
| Flat Block D – Elevations             | FB-D.e1    | A |
| Flat Block D – Elevations             | FB-D.e2    | A |
| Flat Block D – Floor Plans            | FB-D.p1    | A |
| Flat Block D – Floor Plans            | FB-D.p2    | A |
| Flat Block E – Elevations             | FB-E.e1    | A |
| Flat Block E – Elevations             | FB-E.e2    | A |
| Flat Block E – Floor Plans            | FB-E.p1    | A |
| Flat Block E – Floor Plans            | FB-E.p2    | A |
| Single Garage                         | GAR-01.pe  | A |
| Double Garage                         | GAR-02.pe  | A |
| Bin and Cycle Store A (Flats A and B) | BCS-A.pe   | A |
| Bin and Cycle Store A (Flats C and D) | BCS-B.pe   | A |

|                                    |                |   |
|------------------------------------|----------------|---|
| <b>Landscape Plans</b>             |                |   |
| Landscape Management Plan          | 3823_03        |   |
| Soft Landscaping Plans 1 of 3      | 3823_101       |   |
| Soft Landscaping Plans 2 of 3      | 3823_102       |   |
| Soft Landscaping Plans 3 of 3      | 3823_103       |   |
| Hard Landscaping Plans 1 of 3      | 3823_104       |   |
| Hard Landscaping Plans 1 of 3      | 3823_105       |   |
| Hard Landscaping Plans 1 of 3      | 3823_106       |   |
| POS Plans                          | 3823_107       |   |
| POS Plans                          | 3823_108       |   |
| POS Plans                          | 3823_109       |   |
| POS Plans                          | 3823_110       |   |
| POS Plans                          | 3823_111       |   |
| LEAP Plan 1                        | 3823_112       |   |
| LEAP Plan 2                        | 3823_113       |   |
| Tree Survey                        | BHA_401_01_1TS |   |
| Tree Schedule                      | BHA_C_2636     |   |
| <b>Engineer Plans</b>              |                |   |
| Proposed Drainage Strategy Plan    | 183240_001     | - |
| Adoption Plan                      | 183240_002     | B |
| Levels Plan                        | 183240_004     |   |
| Swept Path, Refuse and Access Plan | 183240_006     |   |
| Adoption Plan                      | 183240_007     | B |

1. A copy of the Planning Statement prepared by Pegasus dated October 2018.
2. A copy of the Affordable Housing Statement prepared by Pegasus dated October 2018.
3. A copy of the Design and Access Statement prepared by Thrive reference 171018 dated October 2018.
4. A copy of the Arboricultural Impact Assessment prepared by CSA dated October 2018.
5. A copy of the FRA Addendum Note prepared by Ardent reference 183240-02 dated October 2018.
6. A copy of the Highways Technical Note prepared by Ardent reference 183240-03 dated October 2018.
7. A copy of the Ecological Technical Note prepared by CSA Environmental reference 3823\_01 Rev A.
8. A copy of the completed CIL form.
9. A copy of the completed ADC Biodiversity Checklist.

The application fee of £40,109 to cover the Application Fee has been made under separately cover via the Planning Portal.

As required by the Outline Planning Application planning conditions 5, 9 and 39 the following details are submitted as part of the Reserved Matter application;

| Condition |                           | Cross Referenced Document                                                                                                                                                                                                                                                                                                                          |
|-----------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>5</b>  | External finishes         | LIND171208DBMK Rev A<br>Hard Landscaping Plans - 3823_104<br>Hard Landscaping Plans - 3823_105<br>Hard Landscaping Plans - 3823_106                                                                                                                                                                                                                |
| <b>9</b>  | Landscaping details       | Soft Landscaping Plans - 3823_101<br>Soft Landscaping Plans - 3823_102<br>Soft Landscaping Plans - 3823_103<br>Hard Landscaping Plans - 3823_104<br>Hard Landscaping Plans - 3823_105<br>Hard Landscaping Plans - 3823_106<br>POS Plans - 3823_107<br>POS Plans - 3823_108<br>POS Plans - 3823_109<br>POS Plans - 3823_110<br>POS Plans - 3823_111 |
| <b>39</b> | Landscape Management Plan | CSA Landscape Management Plan<br>3823_03                                                                                                                                                                                                                                                                                                           |

The other planning conditions will be subject to a concurrent application to discharge the planning conditions.

As explained in the Planning Statement, the applicants have actively engaged in discussions with Officers at the Council to ensure that the proposals are consistent with the Outline Planning Permission and so that they will meet Officer expectations for the detailed scheme.

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

Yours sincerely



**Laura Humphries**  
**Associate Planner**  
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Enc.

Cc Yuved Bheenick, Linden Homes (South)