

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

9th September 2020

Dear Sir/Madam,

Land to the south of Ford Lane, east of North End Road, Yapton
Construction of 4 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. RHSNC-SAL-01 Rev D – Sales Arena Layout (including Location Plan)
4. House Hype Drawings:
 - a. Harrogate Sales Centre
 - b. Henley
 - c. Leamington
 - d. Stratford
5. Soft Landscape Specification
6. D2831_FAB_00_XX_RR_L_002 – Landscape CDM Risk Register
7. D2831 0100 Rev PL00 – Sales Arena Coloured Masterplan
8. D2831 0301 Rev PL00 – Detailed Planting Plan
9. D2831 0302 Rev PL00 – Planting Schedule and Maintenance Specification
10. Flag Design
11. Flag Detail
12. External Sign Detail

The Site

The application site forms part of the wider development at Land to the south of Ford Lane and east of North End Road, Yapton. An outline application (Ref: Y/80/16/OUT) was approved at appeal in January 2018 with a subsequent reserved matters application (Ref: Y/82/20/RES) currently pending consideration with the Council. The area included within this application for the sales arena remains fixed, with concerns from the Council within the previous reserved matters application relating to only the south-western side of the site.

Proposal

This application proposes the temporary use of the four residential dwellings proposed within the reserved matters application as a sales and marketing suite and show homes. Vehicular access to the site is as approved within the outline consents, with a temporary car park providing 13 parking spaces, including one disabled space and one electric charging point to the north-east 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 proposal includes the construction of a number of flags within the site. A 'V' board advertisement is also proposed in the north-western corner of the site, visible from Ford Lane. 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