



Simon Davis
Principal Planning Officer
Planning Department
Arun District Council
Arun Civic Centre
Littlehampton
BN17 5LF

28 October 2020

Dear Simon,

Full planning application for the construction of an access road into land south of Main Road, Yapton

The land to which this submission relates is partially included within the red line for the pending reserved matters submission for 300 no residential units on land east of Drove Lane. That site benefits from outline planning permission (Y/92/17/OUT), granted on 31 May 2019.

Please find enclosed this submission comprising:

- Application forms and fee;
- CIL Form 1;
- Site Location Plan drawing by Carlton Design Partnership;
- Section 278 General Arrangement and Levels drawing by RSK;
- Section 278 Enabling Works and White Lining drawing by RSK;
- Section 278 Existing Services drawing by RSK;
- Tree Constraints Plan by MJC Trees;
- Built Heritage Statement by CgMs (approved under the abovementioned outline planning permission)

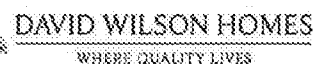
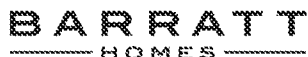
By way of background, the site is located west of Yapton village and comprises an agricultural field. The field has recently been the subject of archaeological investigation as per outline planning permission 92/17/OUT.

Details regarding the new access point are approved under the outline planning permission. That permission is subject to planning conditions which require the submission of details relating to the wider residential development and as such prevent the implementation of the junction access in isolation.

Barratt David Wilson is in the process of obtaining detailed highways approval for the access into the site including visibility splays and associated works. To allow the timely commencement of the access into the development and minimise disruption as part of the forthcoming construction process, it is proposed to obtain separate approval for the entrance to the site ahead of the residential reserved matters.

Barratt David Wilson Southern Counties
BDW House, Walnut Tree Close, Guildford, Surrey, GU1 4SW





We look forward to receiving confirmation of the application's receipt and validation. Should you require any further information then please do not hesitate to contact me at

Yours sincerely,

Jessica Sparkes MRTPI
Head of Planning
Barratt David Wilson Homes – Southern Counties

Barratt David Wilson Southern Counties
BDW House, Walnut Tree Close, Guildford, Surrey, GU1 4SW