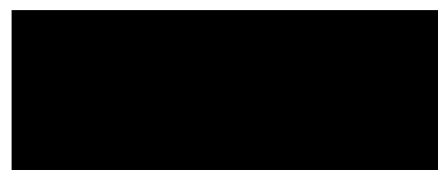


Reading
5th Floor
Thames Tower
Station Road
Reading
RG1 1LX



Simon Davis

Principal Planning Officer
Planning Department
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN18 5LF

1st September 2021

Our Ref: 34199/06

Planning Portal Ref: PP-10088247

Dear Simon,

Land off Bilsham Road, Yapton – Reserved Matters application pursuant to planning permission ref. Y/91/17/OUT.

I have pleasure on behalf of Bilsham Road LLP ("the Applicant") to submit, pursuant to outline planning permission Y/91/17/OUT, this application for the approval of reserved matters (pursuant to condition 1).

Description:

"Approval of reserved matters (appearance, landscaping, layout and scale) for 250 dwellings (Class C3), with associated parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation and ancillary works; pursuant to outline planning permission Y/91/17/OUT"

At:

"Land at Bilsham Road" ("the Site").

The outline planning permission establishes the principle of residential development, vehicular access points, areas of built development, green infrastructure and maximum heights of buildings. These were secured through Parameter Plan reference 1244G.02. This reserved matters application is compliant with the parameter plan.

Background to the Application

A Reserved Matters application was submitted in November 2020 and withdrawn in April 2021 due to comments raised by the Case Officer, Landscape Officer and WSCC Highways. Since then the scheme has been

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revised in accordance with these comments and updated plans and technical notes have been produced as requested.

Comment	How it has been addressed
WSCC Highways request for further information.	A highways technical note has been produced which goes through each point in detail.
Landscape and Leisure Officer recommendations.	The native shrub planting adjacent to 14 Gladstone Road has been replaced with meadow grassland. The path through the large POS will comprise Macadam Footpath.
Yapton Parish Council	Parking bays adjacent to plots 205, 144 and 33 are 'grasscrete'. Post and wire timber fencing with a timber access gate has been added to the drainage basin adjacent to the LEAP with native hedgerow to soften views. An addition link through to the existing adjoining development has been agreed with BDW and provided to the north of the central green. Appropriate trees have been provided to here to provide a 'Bat hop-over'.
Central Green.	Additional trees have been provided throughout the Central Green.
Rear garden depths	This has been resolved and each garden meets the requirements in the Design Guide.
Nationally described space standards	All dwellings have been updated and now meet the space standards.
Interface distances	The interface distances have been resolved to meet the design guide parameters.
Front outlook of plot 9-12 and 13-15 face a row of parking spaces and car ports.	Additional landscaping has been included in these areas in the form of turf and single species ornamental hedgerow.
Visitor Parking is a little tight	Four additional visitor parking spaces have been provided.
All 3 areas should have red/brown/grey roof tiles.	This has been resolved.
Chimneys will only be provided in the Bilsham street area but they are currently shown in Drove Park.	This has been resolved to reflect the approved Design Code.
Yapton Advisory Group – request for addition of swift boxes	Swift boxes have been included on the elevations of dwellings across the Site.

Contents of the Application

The specific documents and plans submitted pursuant to the Reserved Matters application are identified below:

- Application Form
- Covering letter

- Planning Policy Compliance Statement
- Location Plan (drwg no. 19284 S201)
- Site Survey (drwg no. 19284 S202)
- Site Survey sheet one and sheet two (drwg no. 19284 S202.1 and S202.2)
- Coloured Site Layout (drwg no. 19824 C201)
- Illustrative Streets Scenes (AA, BB, CC, DD) (drwg no. 19824 C202)
- Illustrative Streets Scenes (EE, FF, GG, HH) (drwg no. 19824 C203)
- Illustrative Perspective (View A) (drwg no. 19284 C204)
- Illustrative Perspective (View B) (drwg no. 19284 C205)
- Illustrative Perspective (View C) (drwg no. 19284 C206)
- Illustrative Perspective (View D) (drwg no. 19284 C207)
- Illustrative Perspective (View E) (drwg no. 19284 C208)
- Illustrative Perspective (View F) (drwg no. 19284 C209)
- Proposed Site Layout (Whole Site) (drwg no. 19284 P201)
- Proposed Site Layout Sheet One and Sheet Two (drwg no. 19284 P201.1 and P201.2)
- Tenure Housing Layout (Whole Site) (drwg no. 19284 P202)
- Building Materials Layout (Whole Site) (drwg no. 19284 P203)
- Building Materials Layout Sheet One and Sheet Two (drwg no. 19284 P203.1 and P203.2)
- Boundary Materials Layout (Whole Site) (drwg no. 19284 P204)
- Boundary Materials Layout Sheet One and Sheet Two (drwg no. 19284 P204.1 and P204.2)
- Surface Materials Layout (Whole Site) (drwg no. 19284 P205)
- Surface Materials Layout Sheet One and Sheet Two (drwg no. 19284 P205.1 and P205.2)
- Garden Depth Layout (Whole Site) (drwg no. 19284 P206)
- Car Parking Layout (Whole Site) (drwg no. 19284 P207)
- Accessibility Layout (Whole Site) (drwg no. 19284 P208)
- Electric Vehicle Charge Point Layout (Whole Site) (drwg no. 19284 P209)
- Refuse Strategy Layout (Whole Site) (drwg no. 19284 P210)
- Green Infrastructure Layout (Whole Site) (drwg no. 19284 P211)
- Land Use Layout (Whole Site) (drwg no. 19284 P212)
- Apartment Block A - Full Plans & Elevations (drwg no. 19284 P213)
- Apartment Block B - Full Plans & Elevations (drwg no. 19284 P214)
- Apartment Block C,D,E,F,G - Full Plans & Elevations (drwg no. 19284 P215)
- Apartment Block C,D,E,F - Elevations (drwg no. 19284 P216)
- Apartment Block H & FOG - Full Plans & Elevations (drwg no. 19284 P217)
- C2H4 - Semi - Full Plans & Elevations (drwg no. 19284 P219)
- C2H4 & C3H5 - Terrace - Full Plans & Elevations (drwg no. 19284 P220)
- C2H6 - Detach - Full Plans & Elevations (drwg no. 19284 P221)
- C3H3 - Semi - Full Plans & Elevations (drwg no. 19284 P222)
- C3H5 - Detach - Full Plans & Elevations (drwg no. 19284 P223)
- C3H5 & C2H3 - Semi - Full Plans & Elevations (drwgs no. 19284 P224)
- C3H5 & C2H3 - Terrace - Full Plans & Elevations (drwgs no. 19284 P225)
- C3H10 - Detach - Full Plans & Elevations (drwgs no. 19284 P226)
- C3H10 - Semi - Full Plans & Elevations (drwgs no. 19284 P227)
- C4H2 - Semi - Full Plans & Elevations (drwgs no. 19284 P228)
- C4H2 - Detach & Terrace - Full Plans & Elevations (drwgs no. 19284 P229)
- 2B3P Type A - Semi - Full Plans & Elevations (drwgs no. 19284 P230)
- 2B3P Type A - Terrace - Full Plans & Elevations (drwgs no. 19284 P231)
- 2B4P Type B - Semi - Full Plans & Elevations (drwgs no. 19284 P232)

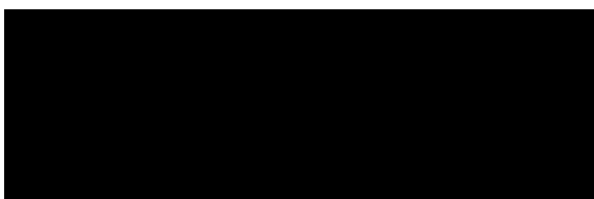
- 2B4P Type B - Terrace - Full Plans & Elevations (dwgs no. 19284 P233)
- 2B4P Type C - Semi - Full Plans & Elevations (dwgs no. 19284 P234)
- 2B4P Type C - Terrace - Full Plans & Elevations (dwgs no. 19284 P235)
- 2B4P Type D - Detach - Full Plans & Elevations (dwgs no. 19284 P236)
- 3B4P Type A - Semi & Terrace- Full Plans & Elevations (dwgs no. 19284 P237)
- 3B4P Type A - Semi - Elevations (dwgs no. 19284 P238)
- 3B4P Type A - Terrace - Elevations (dwgs no. 19284 P239)
- 3B5P Type B - Detach & Semi - Full Plans & Elevation (dwgs no. 19284 P240)
- 3B5P Type B - Semi - Elevations (dwgs no. 19284 P241)
- 3B6P Type C - Detach - Full Plans & Elevations (dwgs no. 19284 P242)
- 3B5P Type D - Detach - Full Plans & Elevations (dwgs no. 19284 P243)
- 3B5P Type D & 2B4P Type B - Semi - Full Plans & Elevations (dwgs no. 19284 P245)
- 3B5P Type D & 2B4P Type B - Terrace - Full Plans & Elevations (dwgs no. 19284 P246)
- 4B7P Type A - Detach - Full Plans & Elevations (dwgs no. 19284 P247)
- 4B7P Type A - Semi - Full Plans & Elevations (dwgs no. 19284 P248)
- 4B7P Type B - Detach - Full Plans & Elevations (dwgs no. 19284 P249)
- 4B7P Type B - Detach - Elevations (dwgs no. 19284 P250)
- Ancillary Buildings - Single & Twin Garages (dwgs no. 19284 P251)
- Ancillary Buildings - Double Carport & Sheds (dwgs no. 19284 P252)
- Ancillary Buildings - Single & Double Carports (dwgs no. 19284 P253)
- Ancillary Buildings - Triple Carport (dwgs no. 19284 P254)
- Ancillary Buildings - Pump & Sub stations (dwgs no. 19284 P255)
- Ancillary Buildings - Double & Triple Pergola (dwgs no. 19284 P256)
- Ancillary Buildings - Single Attached Garage (dwgs no. 19284 P257)
- Landscape Proposals 7905-L-1-[E]
- Design Statement
- Highways Technical Note

Supplementary documents have been provided to support the reserved matters application but will be submitted separately through an application to discharge planning conditions 9 and 10.

As this application is the first revision of an application for a development of the same description on the same site by the same applicant, it is exempt from the application fee.

I trust this information is acceptable and that the application can be registered and validated without delay. If you have any questions on any of the information provided, please do not hesitate to contact either myself or my colleague Mykena Mortimer - Davies.

Yours sincerely,



Zoe Knott
Associate

