



Simon Davis

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

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

26th November 2020

Our Ref: 34199/06

Planning Portal Ref: PP-09029670

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.

Contents of the Application

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

London

Birmingham

Manchester

Reading

- Planning Policy Compliance Statement
- Location Plan (drwg no. 19284 S101)
- Site Layout (drwg no. 19284 P101)
- Site Layout sheets 1 and 2 (drwg no. 19284 P101.1 and 19284 P101.2)
- Coloured Site Layout (drwg no. 19824 C101)
- Site Survey (drwg no. 19284 S102)
- Site Survey sheets 1 and 2 (drwg no. 19284 S102.1 and 19284 S102.2)
- Accessibility Layout (drwg no. 19284 P108)
- Boundary Material Layout (drwg no. 19284 P104, P104.1 and P104.2)
- Building Material Layout (drwg no. 19284 P103, P103.1 and P103.2)
- Car Charging Layout (drwg no. 19284 P109)
- Car Parking Layout (drwg no. 1984 P107)
- Garden Depth and Distancing Layout (drwg no. 19284 P106)
- Green Infrastructure Layout (drwg no. 19284 P111)
- Land Use Layout (drwg no. 19284 P112)
- Refuse Strategy Layout (drwg no. 19284 P110)
- Surface Material Layout (drwg no. 19284 P105, 19284 P105.1 and 1984 P105.2)
- Illustrative Street Scenes (AA,BB, CC,DD) (drwg no. 19284 C102)
- Illustrative Street Scenes (EE, FF, GG, HH) (drwg no. 19284 C103)
- Illustrative Perspective (view A) (drwg no. 19294 C106)
- Illustrative Perspective (view B) (drwg no. 19284 C107)
- Illustrative Perspective (view C) (drwg no. 19284 C108)
- Illustrative Perspective (view D) (drwg no. 19284 C109)
- Illustrative Perspective (view E) (drwg no. 19284 C110)
- Illustrative Perspective (view F) (drwg no. 19284 C111)
- Tenure Housing Layout (whole site) (drwg no. 19284 P102)
- Electric Vehicle Charge Point Layout (drwg no. 19284 P109)
- Landscape Proposals (drwg no. 7905-L-100)
- Car Parking Swept Path Analysis Sheet 1 of 2 (drwg. No 19-326-007)
- Car Parking Swept Path Analysis Sheet 2 of 2 (drwg. No 19-326-008)
- Fire Tender Swept Path Analysis Sheet 1 of 2 (drwg. No 19-326-005D)
- Fire Tender Swept Path Analysis Sheet 2 of 2 (drwg. No 19-326-006D)
- Refuse Vehicle Swept Path Analysis Sheet 1 of 2 (drwg. No 19-326-003D)
- Refuse Vehicle Swept Path Analysis Sheet 2 of 2 (drwg. No 19-326-004D)
- General Arrangement Sheet 1 of 2 (drwg. No 19-326-001D)
- General Arrangement Sheet 2 of 2 (drwg. No 19-326-002D)
- Apartment Block A - Full Plans & Elevations (drwg no. 19284 P113)
- Apartment Block B - Full Plans & Elevations (drwg no. 19284 P114)
- Apartment Block C,D,E,F,G - Full Plans & Elevations (drwg no. 19284 P115)
- Apartment Block C,D,E,F – Elevations (drwg no. 19284 P116)
- Apartment Block H & FOG - Full Plans & Elevations (drwg no. 19284 P117)
- C2H4 - Semi - Full Plans & Elevations (drwg no. 19284 P119)
- C2H4 & C3H5 - Terrace - Full Plans & Elevations (drwg no. 19284 P120)
- C2H6 - Detach - Full Plans & Elevations (drwg no. 19284 P121)
- C3H3 - Semi - Full Plans & Elevations (drwg no. 19284 P122)
- C3H5 - Detach - Full Plans & Elevations (drwg no. 19284 P123)
- C3H5 & C2H3 - Semi - Full Plans & Elevations (drwg no. 19284 P124)
- C3H5 & C2H3 - Terrace - Full Plans & Elevations (drwg no. 19284 P125)

- C3H10 - Detach - Full Plans & Elevations (drwg no. 19284 P126)
- C3H10 - Semi - Full Plans & Elevations (drwg no. 19284 P127)
- C4H2 - Semi - Full Plans & Elevations (drwg no. 19284 P128)
- C4H2 - Detach & Terrace - Full Plans & Elevations (drwg no. 19284 P129)
- 2B4P Type A - Semi - Full Plans & Elevations (drwg no. 19284 P130)
- 2B4P Type A - Terrace - Full Plans & Elevations (drwg no. 19284 P131)
- 2B4P Type B - Semi - Full Plans & Elevations (drwg no. 19284 P132)
- 2B4P Type B - Terrace - Full Plans & Elevations (drwg no. 19284 P133)
- 2B4P Type C - Semi - Full Plans & Elevations (drwg no. 19284 P134)
- 2B4P Type C - Terrace - Full Plans & Elevations (drwg no. 19284 P135)
- 2B4P Type D - Detach - Full Plans & Elevations (drwg no. 19284 P136)
- 3B5P Type A - Semi & Terrace- Full Plans & Elevations (drwg no. 19284 P137)
- 3B5P Type A - Semi – Elevations (drwg no. 19284 P138)
- 3B5P Type A - Terrace – Elevations (drwg no. 19824 P139)
- 3B5P Type B - Detach & Semi - Full Plans & Elevations (drwg no. 19284 P140)
- 3B5P Type B - Semi – Elevations (drwg no. 19284 P141)
- 3B6P Type C - Detach - Full Plans & Elevations (drwg no. 19284 P142)
- 3B5P Type D - Detach - Full Plans & Elevations (drwg no. 19284 P143)
- 3B5P Type D & 2B4P Type B - Semi - Full Plans & Elevations (drwg no. 19284 P145)
- 3B5P Type D & 2B4P Type B - Terrace - Full Plans & Elevations (drwg no. 19284 P146)
- 4B7P Type A - Detach - Full Plans & Elevations (drwg no. 19284 P147)
- 4B7P Type A - Semi - Full Plans & Elevations (drwg no. 19284 P148)
- 4B8P Type B – Detach – Full Plans and Elevations (drwg no. 19284 P149)
- 4B8P Type B - Detach – Elevations (drwg no. 19284 P150)
- Ancillary Buildings - Single & Twin Garages (drwg no. 19284 P151)
- Ancillary Buildings - Double Carport & Sheds (drwg no. 19284 P152)
- Ancillary Buildings - Single & Double Carports (drwg no. 19284 P153)
- Ancillary Buildings - Triple Carport (drwg no. 19284 P154)
- Ancillary Buildings - Pump & Sub stations (drwg no. 19284 P155)
- Ancillary Buildings - Double & Triple Pergola (drwg no. 19284 P156)
- Ancillary Buildings - Single Attached Garage (drwg no. 19284 P157)
- Design Statement

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

The required application fee (of £50,459.00) will be paid directly to the Planning Portal by the Applicant along with the £25 planning portal 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 Kathryn Block.

Yours sincerely,

PP



Zoe Knott
Associate

