

RR/P19-0575PL

24th March 2020

Planning Department
Arun District council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Planning Portal ref: PP-08201773

Dear Sir/Madam,

Town and Country Planning Act 1990

**Application for approval of reserved matters for the erection of 45 dwellings pursuant to Section 73 permission Y/13/18/PL (following the grant of outline planning permission Y/49/17/OUT) at
Land at Street Buildings, North End Road, Yapton**

Please find enclosed a reserved matters application which I hereby submit of behalf of my client Redrow Homes Ltd ("the Applicant") in connection with the above site.

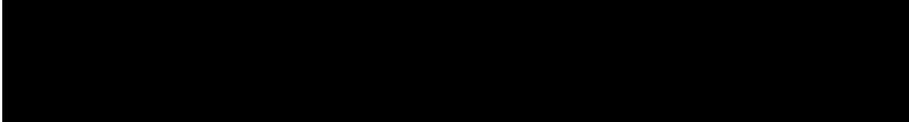
Forming part of the application please find enclosed the following documentation:

1. Application Form;
2. CIL Form;
3. Validation checklist;
4. The following drawings:

Drawing Title	Drawing Number
Planning Drawings	
House Type Brochure	25 to 32, 34 to 43 and 51
Enclosures Plan	011 Rev C
Materials Plan	013 Rev C
Occupancy Plan	015 Rev C
Massing Plan	016 Rev C
Affordable Housing	017 Rev C
External Surfaces Plan	18 Rev C
Parking Plan	19 Rev C
Refuse Plan	20 Rev C
Street Scenes	22 Rev C

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

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



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Drawing Title	Drawing Number
Site Location Plan	023
Proposed Residential Development	024
Planning Layout	047
Landscape Drawings	
Landscape Plan	0101 Rev PL02
Detailed Planting Plan – Sheet 1 of 2	0301 Rev PL02
Detailed Planting Plan – Sheet 2 of 2	0302 Rev PL02
Plant Schedule and Maintenance Specification	0303 Rev PL02
Boundary Treatment Plan – Sheet 1 of 2	0501 Rev PL02
Boundary Treatment Plan – Sheet 2 of 2	0502 Rev PL02
Detailed Play Provision – LAP	0503 Rev PL01
Tree Setting Out Plan – Sheet 1 of 2	0601 Rev PL02
Tree Setting Out Plan – Sheet 2 of 2	0602 Rev PL02
Engineering Drawings	
Refuse Vehicle Swept Path Analysis	18-343/100 Rev A
Fire Tender Swept Path Analysis	18-343/101 Rev A
Private Car Swept Path Analysis	18-343/102 Rev A
Pumping Station Tanker Swept Path Analysis	18-343/103
General Arrangement	18-343/104 Rev A
Preliminary Engineering Layout	18-393/105
Permeable Paving Plan	18-393/106
Overland Flow Routes	18-393/107
Surface Water Catchment Plan	18-393/108

5. Biodiversity checklist;
6. Drainage Statement incorporating Drainage Maintenance Management Plan, prepared by Odyssey, dated January 2020;
7. Landscape Maintenance & Management Specification, prepared by Fabrik, dated December 2019;
8. Lighting information, prepared by MMA Lighting Consultancy Ltd, dated 23rd March 2020, comprising the following:
 - Roadway Lighting Reports;
 - External Lighting Assessment;
 - Street Lighting Design – drawing ref: MMA15553/001 Rev R1;
 - Connection Schedule; and
 - Outdoor Lighting Report.
9. Planning Statement, including Affordable Housing Statement and Statement of Pre-Application Engagement, prepared by Pegasus Group, dated March 2020.

The Applicant will arrange a payment to the Planning Portal of £20,790 to cover the planning application fee.

I trust that the enclosed provides you with sufficient information to register the application. However, should you require any further information, please do not hesitate to contact me.

Yours faithfully,



Rob Riding
Principal Planner

