

Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LP

11th March 2021

Dear Sir/Madam,

Land south of Ford Lane and East of North End Road, Yapton
Application for Temporary access onto North End Road for a period of up to 3 years.

Please find enclosed a reserved matters application submitted on behalf of Redrow Homes Ltd at Land South of Ford Lane and East of North End Road, Yapton.

The following plans and documentation has been submitted in support of this application:

- Application Form
- CIL Form
- Biodiversity Checklist
- Transport Statement including:
 - o 18-644/400 Rev C – Section 278 Agreement Plan
 - o ITB14679-GA – Temporary Access
 - o 18-344/1001 – Vehicle Swept Path Analysis
- A855 037 Rev A – Site Location Plan
- Tree Survey & Arboricultural Impact Assessment

Reserved Matters for the construction of 100 dwellings has recently been approved within the site (Ref: Y/82/20/RES). Initial work on site is currently underway to allow the commencement of residential development.

This application proposes the construction of a temporary vehicular access off North End Road to the approved dwellings in the south-western corner of the site. It has been agreed under condition 6 of the outline consent (Y/80/60/OUT) that the construction of the affordable housing will take place in succession with the open market housing, providing at least 50% of the affordable dwellings half way through construction. Due to the approved build route on the site, the temporary site access is required to ensure safe vehicular access to the constructed affordable units while the remaining areas of the site are under construction.

The proposed access has been designed to ensure that there is no conflict with the existing bus shelter on North End Road.

This application has been submitted with a transport statement which concludes that the proposed access has been designed to satisfy the requirements of the National Planning Policy Framework and that the proposed temporary access is safe and suitable.

Once the work on site is complete and it is safe for the affordable units to be accessed via the approved access from Ford Lane, the temporary access off North End Road will be removed and reinstated as agreed.

In addition to the submitted Transport Statement, an Arboricultural Impact Assessment has been carried out and concludes that the proposed scheme has minimal impacts, with a common Hawthorne and bramble mass on the site boundary being proposed for removal.

I trust that this information is acceptable for the validation and consideration of this application however please don't hesitate to get in contact if I can be of any further help.

Yours faithfully,

Tilly Whishaw
Planner
Redrow Homes Ltd