

Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

7th August 2020

Dear Sirs

**Submission of a Reserved Matters Application following Outline Consent ref. Y/88/18/OUT.
Land North of Yapton C of E Primary School**

On behalf of our client, Yapton Developments Ltd, please find enclosed a Reserved Matters planning application for the erection of 38 No. dwellings at Land North of Yapton C of E Primary School, North End Road, Yapton.

This application also seeks to address a number of conditions associated with outline consent Y/44/17/OUT. A Condition Statement has been submitted in support of this application but in summary, the conditions to be approved are as follows:

- 5 – Construction of Access
- 6 – Construction Management Plan
- 7 – Archaeology
- 8 – Foul Drainage
- 9 – Surface Water Drainage
- 10 – Surface Water Management
- 11 – Broadband
- 14 – Parking
- 15 – Cycle Parking
- 16 – Travel Plan
- 18 – Lifetime Homes
- 19 – Energy Saving Measures
- 24 – Arboricultural Measures
- 25 – Boundary Treatments
- 26 – Landscape Management Plan
- 27 – Details of links with surroundings

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A list of our members and partners is available for inspection at our registered office at Rowan House, Baffins Lane, Chichester PO19 1UA
Regulated by the RICS (Royal Institution of Chartered Surveyors)

The following table sets out the supporting information that has been submitted with the application;

Report	Reference	Condition	Consultant
Location Plan	LOC-01		Brimstone Design Ltd
Planning Statement			Henry Adams LLP
Conditions Statement			Henry Adams LLP
Design and Access Statement			Dandara New Homes
Plans			Brimstone Design Ltd
Site Layout Plan	102-38-PL01	18, 27	
Storey Heights Layout	102-38-PL03		
Unit Types Layout	102-38-PL04		
Tenure Layout	102-38-PL05		
Parking Layout	102-38-PL06	14	
Boundary Treatment Layout	102-38-PL07	25	
Materials Layout	102-38-PL08		
Garden Areas Layout	102-38-PL09		
Floor Plans and Elevations for each property			
Garage Floor Plans and Elevations	102-38-Garages-E1-P1 102-38-Garages-E2-P2 102-38-Garages-E3-P3		
Street Scenes	102-38 SS-01		
Detailed Accommodation Schedule			
Landscape Strategy			Deacon Design
Landscape Management Plan	DD427R01	26	
Landscape General Arrangement Plan	DD427L01 DD427L02	27	
Play Equipment Plan	DD427L03		
Detailed Planting Plan x7	DD427L04 DD427L05 DD427L06 DD427L07 DD427L08 DD427L09		

	DD427L10		
Arboricultural Impact Assessment	5593/20-01 Rev -	24	PJC Consultancy
Arboricultural Method Statement	5593/20-02 Rev -		
Arboricultural Survey	5401/19-01 Rev -		
Preliminary Ecology Appraisal	UE0306_NorthEndRd_PEA_3_200722		Urban Edge Environmental Consulting
Bat Activity Survey	UE0306_NorthEndRd_Bats_2_200722		
Ecological Design Strategy	E0306_NorthEndRd_EDS_1_200731		
Flood Risk and Drainage			
Flood Risk Assessment			The Civil Engineering Practice
Drainage and SUDS Maintenance and Management Plan		10	Odyssey
Surface Water Drainage Proposals Checklist			
Drainage Strategy Layout	YAP-130-20	8	
Exceedance Flow Path Layout	YAP-130-21		
Impermeable Plan	YAP-130-24		
Drainage Calculations x10		9	
Drainage Construction Details (3 Sheets)	YAP-180-30 YAP-180-31 YAP-180-32		
BRE 365 Soakage Testing (February 2020 and March 2020)		9	Geo-Environmental
Groundwater Monitoring		9	WYG
Gas Monitoring		9	WYG
Ground Investigation Interpretive Report	A112666		WYG
Ground Investigation	GE18621-GIR-NOV19		Geo-Environmental

report			
Residential Travel Plan	19-156-02B	16	Odyssey
Tracking Plans Refuse Vehicle Tracking Fire Tender Tracking Pantechicon Vehicle Tracking Car Parking and Pumping Station Tracking	YAP-190-01 YAP-190-02 YAP-190-03 YAP-190-04		Odyssey
Section 278 General Arrangement and Construction Makeup Agreement Plan Junction Levels Drainage Layout	YAP-S278-01K YAP-S278-02G YAP-S278-03B YAP-S278-04C	5	Odyssey
Cycle Store Statement		15	Dandara
Topographical and Utility Survey			MK Surveys
Heritage Statement	PN2545/1		Orion Heritage Ltd
Written Scheme of Investigation for an archaeological evaluation		7	Pre-Consult Archaeology Ltd
Construction Management Plan	YAP-ENG-04-4.9.1	6	Dandara New Homes
Open Reach e-mail Correspondence - Broadband Provision		11	
Renewable Energy Statement		19	Briary Energy
Local Validation Checklist			

The information has been submitted via the portal ref PP-08960107 and the correct fee of £17,556 will be paid via the portal link.

Should you wish to discuss the above in any further detail then please do not hesitate to contact me on 01243 533 633 option 2.

Yours sincerely



Ellie White MRTPI
Senior Planner
Henry Adams LLP