

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/44/17/OUT.
Land at Stakers Farm, North End Road, Yapton**

On behalf of our client, Yapton Developments Ltd, please find enclosed a Reserved Matters planning application for the erection of 70 No. dwellings on Land at Stakers Farm, 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:

- 7 – Foul Drainage
- 8 – Surface Water Drainage
- 9 – SuDS Management
- 10 – Construction Management Plan
- 11 – Site Investigation
- 12 – Broadband
- 13 - Remediation
- 14 – Car Parking
- 15 – Cycle Parking
- 16 – Travel Plan
- 23 – Lifetime Homes
- 24 – Housing Mix
- 25 – Energy Saving
- 26 – Details of links with surroundings

The following table provides a full list of the supporting documents submitted alongside the conditions to be addressed.

Henry Adams LLP Rowan House, Baffins Lane, Chichester, West Sussex PO19 1UA

Y/72/20/RES

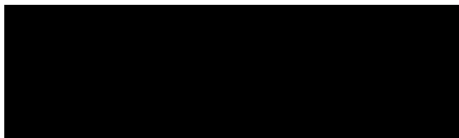
	DD427L10		
Arboricultural Impact Assessment	5593/20-01 Rev -		PJC Consultancy
Arboricultural Method Statement	5593/20-02 Rev -		
Arboricultural Survey	5401/19-01 Rev -		
Preliminary Ecology Appraisal	UE0306_NorthEndRd_PEA_3_200722		Urban Edge Environmental Consulting
Bat Activity Survey	UE0306_NorthEndRd_Bats_2_200722		
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		9	Odyssey
Surface Water Drainage Proposals Checklist		8	
Drainage Strategy Layout	YAP-130-22A	7	
Exceedance Flow Path Layout	YAP-130-23		
Impermeable Plan	YAP-130-25		
Pervious System Network Layout	YAP-130-26		
Drainage Calculations x10	YAP-180-30 YAP-180-31 YAP-180-32		
Drainage Construction Details (3 Sheets)			
BRE 365 Soakage Testing (February 2020 and March 2020)			Geo-Environmental
Groundwater Monitoring			WYG

Gas Monitoring			WYG
Ground Investigation Interpretive Report	A112666	11, 13	WYG
Ground Investigation report	GE18621-GIR-NOV19		Geo-Environmental
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		Odyssey
Cycle Store Statement		15	Dandara
Topographical and Utility Survey			MK Surveys
Heritage Statement	PN2545/1		Orion Heritage Ltd
Construction Management Plan		10	Dandara New Homes
Open Reach e-mail Correspondence - Broadband Provision		12	
Renewable Energy Statement		25	Briary Energy

The information has been submitted via the portal ref PP-08959926 and the correct fee of £25,619 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