

12 December 2025

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

PC/Let/P2193i

Dear Sir / Madam

Ref: Application under Section 73 of the Town and Country Planning Act 1990; Land to the West of Bilsham Road, Yapton

Planning Permission Reference: Y/52/23/PL

We write on behalf of our client, **Barratt Redrow Southern Counties**, to submit an application under Section 73 of the Town and Country Planning Act 1990 seeking to vary Conditions 2, 14, 15, 22 and 23 attached to the extant planning permission Y/52/23/PL, as allowed on appeal under reference APP/C3810/W/24/3343922.

This application seeks to substitute the approved BoKlok drawings and technical documents with those required to deliver the development as previously approved (170 residential dwellings, associated access, parking, open space, landscaping and drainage infrastructure) using the Barratt Redrow house types and an amended layout. In addition, conditions relating to ecological mitigation and sustainability need to be varied so they refer to the relevant supporting information. The proposals do not alter the approved development parameters or the quantum of housing.

Background

Planning permission Y/52/23/PL was allowed on appeal in January 2025 and establishes the principle of development for 170 dwellings on the site. The site has since been purchased by Barratt Redrow, who now intend to implement the permission. A Section 73 application is therefore necessary to enable delivery of the consented scheme using Barratt Redrow house types.

Arun District Council officers have previously confirmed in writing that a Section 73 approach is acceptable for this purpose.

A detailed Planning and Affordable Housing Statement accompanies this submission and demonstrates that the proposed variations do not give rise to any new or unforeseen impacts. The proposals continue to accord with the Development Plan when read as a whole and remain acceptable in planning terms.

Scope of Proposed Variations

Condition 2 – Approved Plans

This condition currently lists BoKlok drawings. The Section 73 application seeks to replace these with the full suite of Barratt Redrow layout, housetype and technical drawings. This includes:

- Updated site layout
- Street hierarchy and materials
- Boundary treatments
- Cycle storage locations
- Revised drainage, landscape and ecological plans where relevant

A complete schedule of substituted plans is appended to this letter.

Condition 14 – Details of Walls, Fences and Gates

This condition requires updating to reference the Barratt Redrow boundary treatment drawing as follows:

"Prior to the occupation of the dwellings hereby permitted, elevation details of the proposed walls, fences and gates identified on drawing ref. 2138 1113 Rev B shall be submitted to and approved in writing by the Local Planning Authority. The walls, fences and gates shall be constructed prior to the occupation of the dwellings in accordance with the approved details."

Condition 15 – Cycle Storage

This requires varying to reference the proposed cycle storage details:

"Prior to the occupation of the dwellings hereby permitted, elevation details of the cycle storage identified on drawing ref. 2138 115 Rev B shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be provided prior to the occupation of the dwellings in accordance with the approved details."

Condition 22 – Ecological Mitigation and Enhancement

The condition is updated to reflect the Ecological Impact Assessment prepared for Barratt Redrow:

"The development hereby permitted shall be carried out in accordance with the ecological mitigation and enhancement measures specified at paragraph 5.4 of the Ecological Impact Assessment, ref. 794-ENV-ECO-21633 V2 dated November 2025."

Condition 23 – Energy and Sustainability Measures

An update is required to reference the updated Redrow Homes Sustainability Statement:

"The development hereby permitted shall be carried out in accordance with the energy efficiency and renewable energy measures specified within the Redrow Homes Sustainability Statement, dated April 2025."

Supporting Documentation

The application package includes the following:

- Completed Planning Application Form and Certificates
- Section 73 Cover Letter (this document)
- Updated Drawing Schedule (See Appendix 1)
- Landscape and drainage plans
- Engineering Drawings
- Transport Assessment and Travel Plan
- Contaminated Land Report
- Heritage and Archaeology Report
- Arboricultural Report and Tree Survey
- Ecological Impact Assessment
- Sustainability and Energy Statement
- Planning and Affordable Housing Statement

Conclusion

The variations sought through this Section 73 application are minor in nature, do not alter the permitted quantum of development, and continue to deliver a high-quality and policy-compliant scheme. The planning benefits of the approved development, including the delivery of 170 homes, 30% affordable housing, extensive public open space, ecological enhancement and local infrastructure contributions, remain fully secured.

We therefore respectfully request that the Council approves the variation of the conditions.

If you have any further queries or require further information, please contact me on [REDACTED]

Yours sincerely
ECE Planning



Sam Sykes MRTPI
Director



Appendix 1

Condition 2 of planning permission Y/52/23/PL sets out the following approved plans.

Drawing Name	Drawing Number
Location Plan	BRY-ECE-XX-XX-DR-A-SL-5010_P03
Block Plan	BRY-ECE-XX-XX-DR-A-SL-5011_P03
Site Layout	BRY-ECE-XX-XX-DR-A-SL-0512_P06
Hardworks Landscape Masterplan	BRY-NTA-XX-XX-DR-L-PL-0501-P06
Softworks Landscape Masterplan	BRY-NTA-XX-XX-DR-L-PL-0502-P06
Landscape GA Softworks Sheet 1 of 2	BRY-NTA-XX-XX-DR-L-PL-0503-P06
Landscape GA Softworks Sheet 2 of 2	BRY-NTA-XX-XX-DR-L-PL-0504-P06
Topographical Survey	BRY-ECE-XX-XX-DR-A-SL-5013_P02
Parking Provision and Cycle Stores	BRY-ECE-XX-XX-DR-A-SL-0514_P03
Refuse Stores and Tracking	BRY-ECE-XX-XX-DR-A-SL-5015_P03
Tenure-Affordable Plan Allocation	BRY-ECE-XX-XX-DR-A-SL-5016_P05
Building Heights	BRY-ECE-XX-XX-DR-A-SL-5018_P02
Building Materials	BRY-ECE-XX-XX-DR-A-SL-5019_P02
Boundary Treatments Plan	BRY-ECE-XX-XX-DR-A-SL-5020_P02
Houses 165-170 (3 Bed Terrace)	BRY-ECE-T01-ZZ-DR-A-XX-5100_P02
Houses 21-22 (4 Bed Semi)	BRY-ECE-HC908-ZZ-DR-A-XX-5101_P02
Houses 7-10 / 30-33 Aff (2 Bed Terrace)	BRY-ECE-T02-ZZ-DR-A-XX-5102_P02
Houses 23-25 (2 Bed Terrace)	BRY-ECE-T03-ZZ-DR-A-XX-5103_P02
Houses 141-143 (2 Bed Terrace)	BRY-ECE-T04-ZZ-DR-A-XX-5104_P02
Houses 102-103 / 144-145 / 161-162 (4 Bed Semi)	BRY-ECE-HC908-ZZ-DR-A-XX-5105_P02
Houses 112-113 / 137-138 / 153-154 / 163-164 (4 Bed Semi)	BRY-ECE-HC908-ZZ-DR-A-XX-5106_P02

Houses 1-2 / 15-16 / 104-105 / 155-156 (2 Bed M4(3))	BRY-ECE-HC602-ZZ-DR-A-XX-5107 P02
Houses 128-132 / 147-152 (3 Bed + Study Detached)	BRY-ECE-HC401-ZZ-DR-A-XX-5108 P02
Houses 86-87 / 133 / 146 (3 Bed + Study Detached)	BRY-ECE-HC401-ZZ-DR-A-XX-5109 P02
Houses 26-27 / 75-76 / 90-93 / 98-99 / 116-117 / 122-125 / 139-140 (3 Bed Semi)	BRY-ECE-HC308-ZZ-DR-A-XX-5110 P02
Houses 17-20 / 42-45 / 49-52 / 61-62 / 88-89 / 126-127 / 100-101 / 114-115 / 159-160 (3 Bed Semi)	BRY-ECE-HC308-ZZ-DR-A-XX-5111 P02
Houses 77-79 (3 Bed Terrace)	BRY-ECE-T05-ZZ-DR-A-XX-5112 P02
Houses 59-60 (3 Bed Semi)	BRY-ECE-HC308-ZZ-DR-A-XX-5113 P02
Houses 108-109 (3 Bed Semi)	BRY-ECE-HC302-ZZ-DR-A-XX-5114 P01
Houses 106-107 (3 Bed Semi)	BRY-ECE-HC302-ZZ-DR-A-XX-5115 P02
Houses 82-85 (3 Bed Semi)	BRY-ECE-HC302-ZZ-DR-A-XX-5116 P02
Houses 53-54 / 110-111 (3 Bed Semi)	BRY-ECE-HC302-ZZ-DR-A-XX-5117 P02
Houses 37-38 (3 Bed Semi)	BRY-ECE-HC302-ZZ-DR-A-XX-5118 P02
Houses 28-29 / 63-66 / 96-97 / 118-119 (2 Bed Semi)	BRY-ECE-HC211-ZZ-DR-A-XX-5119 P02
Houses 55-58 / 67-68 / 94-95 / 120-121 / 157-158 (2 Bed Semi)	BRY-ECE-HC211-ZZ-DR-A-XX-5120 P02
Houses 34-36 (2 Bed Terrace)	BRY-ECE-T06-ZZ-DR-A-XX-5121 P02
Houses 80-81 Aff (2 Bed Semi)	BRY-ECE-HC208-ZZ-DR-A-XX-5122 P02
Houses 39-41 Aff (2 Bed Terrace)	BRY-ECE-T07-ZZ-DR-A-XX-5123 P02
Houses 72-74 Aff (2 Bed Terrace)	BRY-ECE-T08-ZZ-DR-A-XX-5124 P02
Houses 134-136 Aff (2 Bed Terrace)	BRY-ECE-T09-ZZ-DR-A-XX-5125 P02
Houses 69-71 Aff (2 Bed Terrace)	BRY-ECE-T10-ZZ-DR-A-XX-5126 P02

Houses 3-6 / 11-14 Aff (2 Bed / 3 Bed Terrace)	BRY-ECE-T11-ZZ-DR-A-XX-5127 P02
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These plans should be replaced by the following:

Drawing / Document Name	Date / Revision Number
Location Plan	2138_1000
Planning Layout	2138_1100B
Materials Plan	2138_1111B
Storey Heights Plan	2138_1112B
Enclosures Plan	2138_1113B
Affordable Housing	2138_1114B
Parking Plan	2138_1115B
Waste Collection Plan	2138_1116B
Compliance Plan	2138_1117B
Accessibility Plan	2138_1118B
Streetscenes Yapton	2138_1170B
Housetype drawing (Buxton)	1200
Housetype drawing (Buxton)	1201
Housetype drawing (Buxton)	1202
Housetype drawing (Letchworth)	1210
Housetype drawing (Letchworth)	1211
Housetype drawing (Letchworth)	1212
Housetype drawing (Warwick)	1220 B
Housetype drawing (Warwick)	1221 B
Housetype drawing (Amberley)	1230 B
Housetype Drawing (Amberley)	1231 A

Housetype drawing (Oxford)	1240 A
Housetype drawing (Oxford)	1241
Housetype drawing (Overton)	1250 B
Housetype drawing (Leamington)	1260
Housetype Drawing (Harrogate)	1270 A
Housetype Drawing (Harrogate)	1271 A
Housetype Drawing (Cambridge)	1280 A
Housetype Drawing (Cambridge)	1281 A
Housetype Drawing (Marlow)	1290 A
Housetype drawing (Henley)	1300 A
Housetype drawing (Henley)	1301 A
Housetype Drawing (Richmond)	1310
Housetype Drawing (Richmond)	1311
Housetype drawing (Hampstead)	1320 A
Housetype drawing (Hampstead)	1321 A
Housetype Drawing (Trent)	1400
Housetype Drawing (Trent)	1401
Housetype Drawing (Trent)	1402
Housetype Drawing (Trent)	1403 A
Housetype drawing (Trent)	1404 B
Housetype Drawing (Trent)	1405
Housetype Drawing (Trent)	1406
Housetype Drawing (Trent)	1407
Housetype Drawing (Brue)	1410
Housetype Drawing (Brue)	1411
Housetype drawing (Stour)	1420 B

Housetype Drawing (Stour)	1421
Housetype drawing (Stour)	1422 B
Housetype Drawing (Stour)	1425 A
Housetype Drawing (Stour)	1426 A
Housetype drawing (Stour)	1427 A
Housetype drawing (Stour)	1428 A
Housetype Drawing (Tyne)	1430
Housetype Drawing (Tyne)	1431
Single Garage	1500
Twin Garage	1501
Substation	1502
Detailed Soft Landscape Strategy Sheet 1 of 2	5304-RPS-EX-XX-DR-L-9104 P11
Detailed Soft Landscape Strategy Sheet 2 of 2	5304-RPS-EX-XX-DR-L-9105 P11
Landscape and Services Plan Sheet 1 of 2	5304-RPS-EX-XX-DR-L-9108 P07
Landscape and Services Plan Sheet 2 of 2	5304-RPS-EX-XX-DR-L-9109 P07
Detailed Soft Landscape Strategy Sheet 1 of 2 LAP 1	5304-RPS-EX-XX-DR-L-9104 P10
Detailed Soft Landscape Strategy Sheet 1 of 2 LAP 2	5304-RPS-EX-XX-DR-L-9104 P10
Detailed Soft Landscape Strategy Sheet 1 of 2 LEAP	5304-RPS-EX-XX-DR-L-9104 P10
Detailed Soft Landscape Strategy Sheet 1 of 2 NEAP	5304-RPS-EX-XX-DR-L-9104 P10