

22 May 2026

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

PC/Let/P2193i

Dear Simon,

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

Planning Application Reference: Y/80/25/S73

We write on behalf of our client, **Barratt Redrow Southern Counties**, to provide updated drawings in respect of application Y/80/25/S73 which seeks consent under Section 73 of the Town and Country Planning Act 1990 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.

As you are aware, we have had to react following changes to the National Standards for SuDS and the previous comments of Arun District Council's Drainage engineers to the previously submitted plans. This has necessitated a review of the surface water drainage scheme to make sure that it addresses these changes to standards and that the development is safe from the risk of surface water flooding over its lifetime. We have submitted an updated Flood Risk Assessment (FRA) together with relevant drainage drawings which detail these changes.

Changes to the drainage design has resulted in some minor proposed changes to the scheme layout, which in turn has had an impact on other supporting technical drawings and reports which needed amending to reflect the revised scheme.

We have also provided an updated CIL form and a document update tracker for a complete picture of what has been amended.

A table of the revised drawings / reports together with a summary of the amended details is also included in Appendix 1.

Surface Water Drainage

Comments from Arun District Council's (ADC) drainage engineers has requested alignment with both the updated National Standards for SuDS and ADC's local surface water guidance.

The scheme masterplan now incorporates additional permeable paving, rain gardens and highway swales, and a larger SuDS basin to provide Interception in accordance with the areas method in the National Standards for SuDS. Further, a conveyance swale has been incorporated to the western boundary to allow the drainage system to be raised in direct response to the previously expressed concerns regarding groundwater impact upon the SuDS basin and the influence of a surcharged outfall. These additional SuDS features have been coordinated with the masterplan and landscape proposals.

The measures incorporated to provide Interception have significantly increased the volume of surface water attenuation on site. Hydraulic calculations (as recorded in the revised Flood Risk Assessment) have been prepared to demonstrate that the proposals can accommodate the most extreme rainfall events, in line with relevant national and local guidance.

Layout

The proposed scheme has undergone iterative design enhancements to optimize site drainage. We have also taken this opportunity to make improvements to the proposed green infrastructure network and strengthen the overall urban design framework.

The site layout has been sensitively reconfigured, setting the development back from the western boundary. This realignment successfully mitigates surface water flood risk while simultaneously establishing a robust, continuous green corridor that significantly enhances natural connectivity across the site.

The internal road network maintains a legible and distinct hierarchy that flows logically from north to south. The southern development edge has been marginally extended in order to integrate the linear pedestrian pathways with the wider public open space.

Furthermore, we have increased by two the number of dwellings which face onto Billsham Road to strengthen the active frontage on the eastern boundary, improving natural surveillance and maximizing the sense of safety along the public footpaths on this side of the site which lead to the southern play areas.

The changes to the layout resulting from the updated drainage scheme do not materially alter the Section 73 Application. The plans, as with the original submission, are submitted to substitute the previously approved BoKlok drawings and technical documents. The proposals do not alter the approved development parameters or the quantum of housing.

Landscape

The amendments to the site layout and drainage strategy have meant that the landscape proposals have been updated accordingly.

Alterations to house types and the orientation of some plots has meant landscaping to frontages has needed to be updated. There has also been the addition of raingardens as required by the revised drainage strategy. SuDS basins and swales have also been expanded which has necessitated a review of the NEAP, LEAP and LAP areas. The design and quantum of these spaces have been successfully adapted. We have also maintained 10% Biodiversity Net Gain.

We trust that you have everything necessary to commence a re-consultation.

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

Yours sincerely
ECE Planning

[REDACTED]

Sam Sykes MRTPI
Director

Appendix 1

The table below sets out the drawing updates:

Drawing / Document Name	Previously submitted	Revised Drawings
Planning Layout	2138_1100B	2138_1100F
Materials Plan	2138_1111B	2138_1111D
Storey Heights Plan	2138_1112B	2138_1112C
Enclosures Plan	2138_1113B	2138_1113D
Affordable Housing	2138_1114B	2138_1114C
Parking Plan	2138_1115B	2138_1115C
Waste Collection Plan	2138_1116B	2138_1116C
Compliance Plan	2138_1117B	2138_1117C
Accessibility Plan	2138_1118B	2138_1118C
Streetscenes Yapton	2138_1170B	2138_1170C
Housetype drawing (Buxton)	1200	1200A
Housetype drawing (Buxton)	1201	1201A
Housetype drawing (Buxton)	1202	1202A
Housetype drawing (Letchworth)	1210	1210A
Housetype drawing (Letchworth)	1211	1211A

Housetype drawing (Letchworth)	1212	1212A
Housetype drawing (Warwick)	1220 B	1220 C
Housetype drawing (Warwick)	1221 B	1221 C
Housetype drawing (Amberley)	1230 B	1230 C
Housetype Drawing (Amberley)	1231 A	1231 B
Housetype drawing (Oxford)	1240 A	1240 B
Housetype drawing (Oxford)	1241	1241 A
Housetype drawing (Overton)	1250 A	1250 B
Housetype drawing (Leamington)	1260	1260 A
Housetype Drawing (Harrogate)	1270 A	1270 B
Housetype Drawing (Harrogate)	1271 A	1271 B
Housetype Drawing (Cambridge)	1280 A	1280 B
Housetype Drawing (Cambridge)	1281 A	1281 B
Housetype Drawing (Marlow)	1290 A	1290 B

Housetype drawing (Henley)	1300 A	1300 B
Housetype drawing (Henley)	1301 A	1301 C
Housetype Drawing (Richmond)	1310	1310 A
Housetype Drawing (Richmond)	1311	1311 A
Housetype drawing (Hampstead)	1320 A	1320 B
Housetype drawing (Hampstead)	1321 A	1321 B
Housetype Drawing (Trent)	1400	1400 A
Housetype Drawing (Trent)	1401	1401 A
Housetype Drawing (Trent)	1402	1402 A
Housetype Drawing (Trent)	1403 A	1403 B
Housetype drawing (Trent)	1404 B	1404 C
Housetype Drawing (Trent)	1405	1405 A
Housetype Drawing (Trent)	1406	1406 A
Housetype Drawing (Trent)	1407	1407 A
Housetype Drawing (Brue)	1410	1410 A

Housetype Drawing (Brue)	1411	1411 A
Housetype drawing (Stour)	1420 B	1420 C
Housetype Drawing (Stour)	1421	1421 A
Housetype drawing (Stour)	1422 B	1422 C
Housetype Drawing (Stour)	1425 A	1425 B
Housetype Drawing (Stour)	1426 A	1426 B
Housetype drawing (Stour)	1427 A	1427 B
Housetype drawing (Stour)	1428 A	1428 B
Housetype Drawing (Tyne)	1430	1430 A
Housetype Drawing (Tyne)	1431	1431 A
Single Garage	1500	1500 A
Twin Garage	1501	1501 A
Substation	1502	No change
Detailed Soft Landscape Strategy Sheet 1 of 2	5304-RPS-EX-XX-DR-L-9104 P11	5304-RPS-EX-XX-R-L-9104, P12
Detailed Soft Landscape Strategy Sheet 2 of 2	5304-RPS-EX-XX-DR-L-9105 P11	5304-RPS-EX-XX-DR-L-9105, Rev P12
Landscape and Services Plan Sheet 1 of 2	5304-RPS-EX-XX-DR-L-9108 P07	9304-RPS-EX-XX-DR-L-9108, Rev P08
Landscape and Services Plan Sheet 2 of 2	5304-RPS-EX-XX-DR-L-9109 P07	5304-RPS-EX-XX-DR-L-9109, Rev P08

Detailed Soft Landscape Strategy Sheet 1 of 2 LAP 1	5304-RPS-EX-XX-DR-L-9104 P10	794_PLN_LAN_5304_9113_P11-LAP 1
Detailed Soft Landscape Strategy Sheet 1 of 2 LAP 2	5304-RPS-EX-XX-DR-L-9104 P10	794_PLN_LAN_5304_9114_P11-LAP 2
Detailed Soft Landscape Strategy Sheet 1 of 2 LEAP	5304-RPS-EX-XX-DR-L-9104 P10	794_PLN_LAN_5304_9112_P11-LEAP
Detailed Soft Landscape Strategy Sheet 1 of 2 NEAP	5304-RPS-EX-XX-DR-L-9104 P10	794_PLN_LAN_5304_9111_P11-NEAP

Please replace all engineering drawings / reports prepared by Odyssey with those in the table below:

Drawing / Document Name	Drawing Number
General Arrangement Sheet 1 of 4	P25-3048-PEG-XX-XX-DR-C-106-P1
General Arrangement Sheet 2 of 4	P25-3048-PEG-XX-XX-DR-C-107-P1
General Arrangement Sheet 3 of 4	P25-3048-PEG-XX-XX-DR-C-108-P1
General Arrangement Sheet 4 of 4	P25-3048-PEG-XX-XX-DR-C-109-P1
Overall Engineering Layout	P25-3048-PEG-XX-XX-DR-C-105-P1
Fire Tender Swept Path Analysis	P25-3048-PEG-XX-XX-DR-C-110-P1
Refuse Vehicle Swept Path Analysis	P25-3048-PEG-XX-XX-DR-C-111-P1
Private Car Swept Path Analysis	P25-3048-PEG-XX-XX-DR-C-112-P1
Pumping Station Swept Path Analysis	P25-3048-PEG-XX-XX-DR-C-113-P1
Schematic Site Sections	P25-3048-PEG-XX-XX-DR-C-114-P1
Impermeable Areas Catchment Plan	P25-3048-PEG-XX-XX-DR-C-115-P1
Preliminary Concept Plan - Standard 2 - Interception Areas	P25-3048-PEG-XX-XX-DR-C-001-P5
Engineering Layout Sheet 1 of 4	P25-3048-PEG-XX-XX-DR-C-101-P1

Engineering Layout Sheet 2 of 4	P25-3048-PEG-XX-XX-DR-C-102-P1
Engineering Layout Sheet 3 of 4	P25-3048-PEG-XX-XX-DR-C-103-P1
Engineering Layout Sheet 4 of 4	P25-3048-PEG-XX-XX-DR-C-104-P1
Bilsham Road Technical Note FINAL	P25-3048-TR
Bilsham Road FRA and Drainage Strategy	P25-3048-IN

The following arboriculture drawings have also been updated:

Drawing / Document Name	Drawing Number
Tree Survey Schedule	5304-RPS-XX-EX-SH-AR-9103_
Illustrative Tree Shrub and Grassland Palette	5304-RPS-EX-XX-SH-L-9106 Rev P04
Yapton NEAP LEAP and LAP Landscape Statement	P02
Tree Constraints Plan 1 of 2	5304-RPS-XX-EX-DR-AR-9101
Tree Constraints Plan 2 of 2	5304-RPS-XX-EX-DR-AR-9102
Tree Removal and Protection Plan Sheet 1 of 2	5304-RPS-XX-EX-DR-AR-9109-P06
Tree Removal and Protection Plan Sheet 2 of 2	5304-RPS-XX-EX-DR-AR-9110-P06
Tree Protection Fencing and Hoarding Plan	5304-RPS-XX-EX-DR-AR-9115_P02
Arboricultural Impact Assessment P05	5304-RPS-XX-EX-RP-AR-9108