

RR/P19-0572PL

21st August 2020

Planning Department
Arun District council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Planning Portal ref: PP-08809759

Dear Sir/Madam,

Town and Country Planning Act 1990

Application for approval of reserved matters for the erection of 100 dwellings pursuant to outline planning permission Y/80/16/OUT (resubmission of reserved matters application Y/19/20/RES) at Land to the south of Ford Lane/east of North End Road, Yapton

Please find enclosed a revised reserved matters application which I hereby submit of behalf of my client, Redrow Homes Ltd ("the Applicant"), in connection with the above site following the refusal of the previous reserved matters application Y/19/20/RES in May 2020.

Forming part of the application please find enclosed the following documentation:

1. Application Form duly completed and dated 21st August 2020;
2. Validation checklist duly completed and dated 21st August 2020;
3. CIL Additional Information Form duly completed and dated 21st August 2020;
4. Design Response document, prepared by the Applicant;
5. Heritage implications letter, prepared by Terence O'Rourke, dated 22nd June 2020;
6. Landscape Maintenance & Management Specification, prepared by Fabrik, Rev 07 dated 14th August 2020;
7. Planning Statement Addendum¹, prepared by Pegasus Group, dated 21st August 2020;

¹ Please note a copy of the original Planning Statement is attached as an appendix to the Planning Statement Addendum. The original Planning Statement includes an Affordable Housing Statement and Statement of Pre-Application Engagement.

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester | Peterborough

Pegasus Group is a trading name of Pegasus Planning Group Limited [07277000] registered in England and Wales
Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

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8. House Type Brochure, prepared by Geoff Perry Associates Limited; and
9. The following drawings:

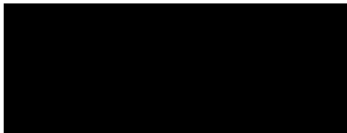
Drawing Title	Drawing Number
Planning Drawings	
Enclosures Plan	003 Rev G
Materials Plan	004 Rev G
Occupancy Plan	005 Rev G
Massing Plan	006 Rev G
Affordable Housing Plan	007 Rev G
Hard Surfacing Plan	008 Rev G
Parking Plan	009 Rev G
Refuse Plan	010 Rev H
Street Scenes A-A, B-B, C-C & D-D	11 Rev H
Site Location Plan	037 Rev A
Apartment A Floor Plan and Elevations	038 Rev E
Planning Layout (colour)	042 Rev L
Planning Layout (B&W)	042 Rev L
Proposed Residential Development Plan	045 Rev A
Landscape Drawings	
Coloured Masterplan	0100 Rev PL08
Detailed Planting Plan – Sheet 1 of 8	0301 PL06
Detailed Planting Plan – Sheet 2 of 8	0302 PL08
Detailed Planting Plan – Sheet 3 of 8	0303 PL08
Detailed Planting Plan – Sheet 4 of 8	0304 PL08
Detailed Planting Plan – Sheet 5 of 8	0305 PL08
Detailed Planting Plan – Sheet 6 of 8	0306 PL08
Detailed Planting Plan – Sheet 7 of 8	0307 PL05
Detailed Planting Plan – Sheet 8 of 8	0308 PL04
Plant Schedule and Maintenance Specification	0309 PL08
Boundary Treatment Plan	0501 PL08
Tree Setting Out Plan – 1 of 8	0601 PL06
Tree Setting Out Plan – 2 of 8	0602 PL08
Tree Setting Out Plan – 3 of 8	0603 PL08
Tree Setting Out Plan – 4 of 8	0604 PL08
Tree Setting Out Plan – 5 of 8	0605 PL08
Tree Setting Out Plan – 6 of 8	0606 PL08
Tree Setting Out Plan – 7 of 8	0607 PL04
Tree Setting Out Plan – 8 of 8	0608 PL04
Engineering Drawings	
Refuse Vehicle Swept Path Analysis	18-344/100 Rev D
Fire Tender Swept Path Analysis	18-344/101 Rev D
Private Car Swept Path Analysis	18-344/102 Rev D
General Arrangement	18-344/103 Rev D
Pumping Station Tanker Swept Path Analysis	18-344/105 Rev D
Substation Maintenance Vehicle Tracking	18-344/111
Other Drawings	
Sections through Infiltration Basin	0401 Rev PL02
Detailed Play Provision – LAP 1	0502 Rev PL05
Detailed Play Provision – LAP 2	0503 Rev PL05

Drawing Title	Drawing Number
Detailed Play Provision – LEAP	0505 Rev PL04

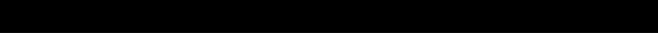
No application fee is payable on the basis that this application is the first revision of an application for a development of the same character and description on the same site by the same Applicant and is within 12 months of the date of decision of the previously refused application.

I trust that the enclosed provides you with sufficient information to register the application. However, should you require any further information, please do not hesitate to contact me.

Yours faithfully,



Rob Riding
Principal Planner



Encs.