



Planning Department

Arun District Council
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Littlehampton
West Sussex
BN18 5LF

Thames Valley
5th Floor,
Thames Tower,
Station Road,
Reading, RG1 1LX

nexusplanning.co.uk

26th November 2018

Ref: 33738

Your ref: PP-07427656

Dear Sir/ Madam

Land off Burndell Road, Yapton – Reserved Matters application pursuant to planning permission ref. Y/19/16/OUT.

I am pleased on behalf of Bovis Homes to submit, pursuant to outline planning permission Y/19/16/OUT, this application for the approval of reserved matters (pursuant to condition 1).

Description:

"Approval of reserved matters (appearance, landscaping, layout and scale) for 108 dwellings, with associated parking, road/footway/cycleway provision, open space, landscaping, surface water attenuation and ancillary works; pursuant to outline planning permission Y/19/16/OUT."

on

"Land off Burndell Road" ("the Site").

The outline planning permission establishes the principle of residential development, vehicular access points, areas of built development, green infrastructure, and maximum heights of buildings. These were secured through Parameter Plan reference AAL-15-184-P02 and Proposed Site Access 14-110-006 Rev D. This reserved matters application is compliant with these parameters.

Contents of the Application

The specific documents and plans submitted pursuant to the Reserved Matters are identified below:

London

Birmingham

Manchester

Thames Valley

- Architectural drawings, prepared by Urban Pulse Design, as set out in the appended schedule;
- Planning Policy Compliance Statement;
- Design, Access and Planning Statement;
- Renewable Energy compliance;
- Parking Technical Note and vehicle tracking;
- Drainage Technical Note;
- Preliminary Engineering Layout;
- Landscape Management and Maintenance Plan;
- Soft Landscape Specification;
- Details of hard and soft landscaping;
- Details of fire hydrant;
- Lighting Plan;
- Biodiversity Checklist; and
- Validation Checklist.

Supplementary documents have been provided to support the reserved matters application but will be submitted separately in a discharge of condition application.

The required application fee (of £30,863) will be paid directly to the Planning Portal by the Applicant.

We were unable to arrange a pre-application meeting at the time of preparing for submission due to the Council's delay in the pre-application process and were recommended by Daniel Vicks to proceed with submitting the application. As such, we would like to arrange a meeting with the Council as soon as the application has been validated.

I trust this information is acceptable and that the application can be registered and validated without delay. But should you have any questions in connection, please do not hesitate to contact me.

Yours faithfully



Zoe Khott
Principal Planner

Encl. 1 Urban Pulse Design Issue Sheet

18-1065 BURNDALL ROAD, YAPTON. UPD DRAWING / INFORMATION LIST

+		18-1065-	Drawing Number	Revision	Title
		A2	001		Location Plan
		A1	005		Site Plan Planning Layout
		A1	006		Site Plan Planning Layout - Colour
		A1	007		Site Plan Planning Layout - Massing
		A1	008		Site Plan Planning Layout - Refuse Strategy
		A1	009		Site Plan Planning Layout - Parking Strategy
		A1	010		Site Plan Planning Layout – PV Location
		A2	015		Plot 1, House Type 7 Spruce, Floor Plans & Elevations
		A2	016		Plots 2 & 3, House Type 5 Hazel, Floor Plans & Elevations
		A1	017		Plot 4, House Type 8 Cypress, Floor Plans & Elevations
		A1	018		Plot 5, House Type 8 Cypress, Floor Plans & Elevations
		A1	019		Plots 6 & 7, House Type 9 Beech, Floor Plans & Elevations
		A1	020		Plots 8 & 9, House Type 5 Hazel, Floor Plans & Elevations
		A1	021		Plots 10 & 11, House Type 5 Hazel, Floor Plans & Elevations
		A1	022		Plots 12 & 13, House Type 9 Beech, Floor Plans & Elevations
		A2	023		Plot 14, House Type 12 Juniper, Floor Plans & Elevations
		A2	024		Plot 15, House Type 13 Chestnut, Floor Plans & Elevations
		A2	025		Plots 16 & 17, House Type 4 Holly, Floor Plans & Elevations
		A2	026		Plot 18, House Type 12 Juniper, Floor Plans & Elevations
		A1	027		Plots 19 & 20, House Types 7 Spruce & 5 Hazel, Floor Plans & Elevations
		A1	028		Plots 21-24, House Type 9 Beech, Floor Plans
		A1	029		Plots 21-24, House Type 9 Beech, Elevations
		A2	030		Plot 25, House Type 12 Juniper, Floor Plans & Elevations
		A2	031		Plot 26, House Type 11 Willow, Floor Plans & Elevations
		A2	032		Plot 27, House Type 12 Juniper, Floor Plans & Elevations
		A2	033		Plots 28 & 29, House Type 4 Holly, Floor Plans & Elevations
		A2	034		Plot 30, House Type 12 Juniper, Floor Plans & Elevations
		A2	035		Plot 31, House Type 12 Juniper, Floor Plans & Elevations
		A2	036		Plot 32, House Type 12 Juniper, Floor Plans & Elevations
		A1	037		Plots 33 - 35, House Type 4 Holly, Floor Plans & Elevations
		A2	038		Plot 36, House Type 13 Chestnut, Floor Plans & Elevations
		A2	039		Plot 37, House Type 13 Chestnut, Floor Plans & Elevations
		A1	040		Plots 38 & 39, House Type 5 Hazel, Floor Plans & Elevations
		A1	041		Plots 40 - 42, HouseType 4 Holly, Floor Plans & Elevations
		A1	042		Plots 43 - 45, House Type 4 Holly, Floor Plans & Elevations
		A2	043		Plot 46, House Type 12 juniper, Floor Plans & Elevations
		A2	044		Plot 47, House Type 11 Willow, Floor Plans & Elevations
		A1	045		Plots 48 - 51, House Type 9 Beech, Floor Plans
		A1	046		Plots 48 - 51, House Type 9 Beech, Elevations
		A1	047		Plots 52 & 53, House Types 5 Hazel & 7 Spruce, Floor Plans & Elevations
		A2	048		Plot 54, House Type 7 Spruce, Floor Plans & Elevations
		A2	049		Plot 55, House Type 5 Hazel, Floor Plans & Elevations
		A1	050		Plots 56-63, 1 & 2 Bedroom Apartments, Floor Plans
		A1	051		Plots 56-63, 1 & 2 Bedroom Apartments, Elevations
		A1	052		Plots 64 - 66, House Type 24 2BH Cherry, Floor Plans & Elevations
		A1	053		Plots 67-74, 1 & 2 Bedroom Apartments, Floor Plans
		A1	054		Plots 67-74, 1 & 2 Bedroom Apartments, Elevations
		A2	055		PLot 75, House Type 5 Hazel, Floor Plans & Elevations
		A2	056		Plot 76, House Type 7 Spruce, Floor Plans & Elevations
		A1	057		Plots 77 & 78, House Type 4BH Floor Plans & Elevations
		A2	058		Plot 79, House Type 7 Spruce, Floor Plans & Elevations
		A2	059		Plot 80, House Type 5 Hazel, Floor Plans & Elevations
		A2	060		Plots 81 & 82, House Type 25 3BH Apple, Floor Plans & Elevations
		A1	061		Plots 83 & 84, House Type 9 Beech, Floor Plans & Elevations

18-1065 BURNDELL ROAD, YAPTON. UPD DRAWING / INFORMATION LIST

		A2	062		Plot 85, House Type 11 Willow, Floor Plans & Elevations
		A2	063		Plot 86, House Type 12 Juniper, Floor Plans & Elevations
		A2	064		Plot 87, House Type 11 Willow, Floor Plans & Elevations
		A1	065		Plots 88 & 89, House Types 5 Hazel & 7 Spruce, Floor Plans & Elevations
		A1	066		Plots 90 - 92, House Type 25 3BH Apple, Floor Plans & Elevations
		A1	067		Plots 93-98, 1 Bedroom Apartments, Floor Plans & Elevations
		A2	068		Plot 99, House Type 7 Spruce, Floor Plans & Elevations
		A2	069		Plot 100, House Type 5 Hazel, Floor Plans & Elevations
		A2	070		Plots 101 & 102, House Type 4 Holly, Floor Plans & Elevations
		A1	071		Plots 103 & 104, House Type 8 Cypress, Floor Plans & Elevations
		A2	072		Plot 105, House Type 12 Juniper, Floor Plans & Elevations
		A2	073		Plot 106, House Type 8 Cypress, Floor Plans & Elevations
		A2	074		Plot 107, House Type 12 Juniper, Floor Plans & Elevations
		A2	075		Plot 108, House Type 7 Spruce, Floor Plans & Elevations
		A2	079		Boundary Walls & Fences
		A1	080		Garages, Carports & Ancillary Buildings & Details
		A1	081		Street Scenes & Site Sections – Sheet 1 of 3
		A1	082		Street Scenes & Site Sections – Sheet 2 of 3
		A1	083		Street Scenes & Site Sections – Sheet 3 of 3
					Full Plot Accommodation Schedule, house types, material & parking information.
					Design & Access Statement