

Arun District Council Ref: A/169/21/PL
Appeal Ref: APP/C3810/W/22/3295115

21 April 2022

Dear Sir/ Madam

Re: Notification of appeal and associated amendments

Appellant: Redrow Homes Limited

Site: Land south of Littlehampton Road and East of Worthing Road

Proposal: Erection of 76 no. dwellings, means of access, public open space, play areas, associated infrastructure and landscaping.

Redrow Homes Limited (the appellant) have appealed against the Arun District Council's decision on the above planning application. The appeal follows the refusal of a full planning for 76 dwellings by Arun District Council at the above Site. The decision was issued by planning officers on 16 November 2021.

The appeal has now been lodged to the Planning Inspectorate. The Appellants requested that the appeal be heard at a Public Inquiry, which has been accepted by the Planning Inspectorate. Details of the dates for the Public Inquiry will be advertised in due course and instructions on taking part will also be provided.

The Appellant has invited the Inspector to determine the appeal on the basis of some minor amendments to the original scheme. The amendments do not change the number of dwellings proposed by the scheme. The amendments are listed below:

1. Inclusion of a landscape buffer to the eastern boundary
2. Inclusion of a landscape buffer to the southern boundary that has resulted in the slight repositioning of the dwellings along that boundary,
3. Alterations to the access layout
4. Enhanced landscaping within the site.

These minor changes require updates to a number of the technical documents submitted in support of the application / appeal. These have been provided in full to the Council and available on the Councils website (see instruction below to view in full), but the changes to the layout are detailed on the landscape drawing enclosed with this letter. The enclosures include:

- **Enclosure 1:** This comprises the revised site layout drawing, with amendments annotated. Drawing No. 01 Revision C – titled: 'Planning Layout'.

It should also be noted that additional drainage and highway documents were submitted during the application process as follows:

- ITB16357-008A Transport Technical Note
- ITB16357-003A Travel Plan Update
- ITB16357-010 Design Audit
- Bus stop location

- Hard Strips
- Carriageway width
- Drainage Technical Note

Although the scheme was considered on the basis of those drawings, the Council did not notify interested parties of the additional information at the time, so we would also recommend reviewing these documents to see if you have any further comments to make.

We are now conducting a period of consultation to allow interested parties the opportunity to make comments on the amended details.

The documents are available to view on the Council's website via the steps:

1. Webpage <https://www.arun.gov.uk/planning-application-search>
2. Enter the following reference: **A/168/21/PL**
3. Click on **A/168/21/PL** reference
4. Click '**View documents**' in the top left corner

If you wish to make any comments, please ensure that they are sent to Arun District Council by no later than the **15 May 2022**, via the following method:

Online at: <https://www.arun.gov.uk/planning-application-search> and entering the following reference: **A/168/21/PL**

By email to: planning@arun.gov.uk

By post to: Arun District Council, The Arun Civic Centre, Maltravers Road, Littlehampton, West Sussex BN17 5LF

Please ensure that all correspondence contains the reference of **A/168/21/PL**.

All comments received will be forwarded on to the Inspector prior to the opening of the Public Inquiry to be considered alongside all other consultation responses that have been received on this appeal.

Yours faithfully,

K Lamb
Director of Planning

Enclosure 1: This comprises the revised site layout drawing, with amendments annotated.



The Contractor to check and verify all building and site dimensions, levels and set-out levels at connection points before work starts. The Contractor is to comply in all respects with current Building Legislation, British Standard Specifications, Building Regulations, Construction Design & Management Regulations, Party Wall Act, etc., whether or not specifically stated on this drawing. This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided. This drawing is not intended to show details of foundations, ground conditions or ground contamination. Each area of ground relied upon to support any structure depicted (including drainage) must be investigated by the Contractor. A suitable method of foundations should be provided allowing for existing ground conditions. Any support or fill ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only & should be further investigated by a suitable expert. Where existing trees are to be retained they should be subject to a full Arboricultural Inspection for safety. All trees are to be planted so as to ensure they are a minimum of 3 metres from buildings and 3 metres from drainage and services. A suitable method of foundations is to be provided to accommodate the proposed tree planting.

Revisions:
 A. Issue Approved: 02/01/2022 issued 16/01/23 02:22
 B. Issues noted returned to contractor with engineering drawings: 16/01/23 02:22
 C. Plans to be issued with revised drawings and approved: 16/01/23 02:22



Client: REDROW HOMES SOUTHERN COUNTIES
Project: LAND SOUTH OF THE A259 ANGMERING
 REVISED APPLICATION
Title: PLANNING LAYOUT

Date: 17/01/2022
 Drawn by: NGS
 Job No. A 1004
 Scale: 1:500 @ A1
 Checked by: -
 Drg No. 01
 Rev. C

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