THAKEHAM

PARTNERSHIPS

Mr S Davis
Arun District Council
Civic Centre
Maltravers Road
West Sussex
BN17 5LF

04 March 2024

Dear Simon,

Re: Resubmission of details to discharge Condition 3 of approved Reserved Matters AL/108/22/RES

This covering letter accompanies the application and supporting documents submitted online through the Planning Portal under the reference: PP-12857193, which relates to the submission of revised details pursuant to condition 3 of approved Reserved Matters AL/108/22/RES at Land North of Lee's Yard, Lidsey Road, Woodgate, PO20 3SU ('the Site').

Condition 3:

"Notwithstanding that the details of soft landscaping are approved through this decision, no development above damp proof course (DPC) level shall take place unless and until full details of the proposed public play provision has been submitted to and approved in writing by the Local Planning Authority. The public play provision shall be implemented in accordance with the approved details prior to occupation of the 19th dwelling and permanently retained thereafter."

Submitted revised documents for Condition 3:

- Q9752_B_Rev B - Lees Yard VE Plan

Condition 3 was previously fully discharged on on 13 September 2023 under discharge of condition application AL/146/23/DOC, a copy of the decision notice has been appended to this letter. Following approval of AL/146/23/DOC, it has been noted that there was a conflict between the proposed underground drainage crates and the proposed play equipment. This re-submission therefore looks to relocate the play equipment within the play area so that it does not conflict with the proposed drainage. The Leap equipment is still the same as previously approved.

The revised play equipment plan therefore looks to resolve this conflict and supersede 24725 Rev 4 Play Equipment Plan dated 12/07/2023 and 24725 Rev 1 Picture Sheet dated 14/04/2023.

We trust that the documents provided are adequate to meet the Council's requirements to discharge the relevant condition. Should you require any further assistance, please do not hesitate to contact me.

Yours sincerely,

[redacted]

Rhett Flashman
Graduate Planner

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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Thakeham Partnerships Ltd
Thakeham House
Stane Street
Billingshurst
RH14 9GN

Date: 13th September 2023

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:
Our Ref: AL/146/23/DOC

Dear Mr Flashman,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under reference AL/108/22/RES relating to condition no 3 - public play provision.
Land North of Lee's Yard Lidsey Road Woodgate PO20 3SU

Notification regarding the above application:

Condition Number 3

Notwithstanding that the details of soft landscaping are approved through this decision, no development above damp proof course (DPC) level shall take place unless and until full details of the proposed public play provision has been submitted to and approved in writing by the Local Planning Authority. The public play provision shall be implemented in accordance with the approved details prior to occupation of the 19th dwelling and permanently retained thereafter.

Reason: To ensure that play provision is in place for future residents in accordance with policy OSR DM1 of the Arun Local Plan.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

This condition was discharged on the 29th of June 2023 (AL/71/23/DOC). You have re-applied due to there being a conflict between underground drainage crates and the safety matting.

You have provided drawing "Scheme No: 24725rev4/WSU Date: 12/07/2023" to show the new public play area layout. You state the play equipment is the same as per the previous approval. No objections are raised to this minor change and so the condition is re-discharged on the proviso that the play provision is implemented in accordance with the approved details prior to occupation of the 19th dwelling and permanently retained thereafter.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning