



Wednesday, 15 October 2025

Jess Sparkes MRTPI

Cala South Home Counties Ltd
Dorking Business Park
Station Road, Dorking
RH4 1HJ

Jessica Riches
Principle Planning Officer
Arun District Council,
Maltravers Rd
Littlehampton
BN17 5LF

Dear Jessica,

LAND NORTH OF WATER LAND – DISCHARGE OF S106 OBLIGATIONS

On behalf of Cala Homes (South Home Counties), please find enclosed documentation to discharge planning obligations pursuant to planning permission A/40/18/OUT, granted 27 August 2019.

S106 – Schedule 4 – Green Infrastructure (S106 page 8)

Under the provisions of Clause 1.1, please find enclosed an updated Landscape Environmental Management Plan (LEMP) and Green Infrastructure Space Specification (GIS).

A LEMP (dated 21 Feb 2025) was approved on 25 April 2025 (A/37/25/AOO). The enclosed LEMP has been updated to accord with Condition 11 (updated boxes and enhancement plan) and now includes the latest GIS.

As per the requirements of Clause 1.4, the GIS (contained at page 72 of the LEMP) sets out delivery of the individual areas of open space. The previously submitted GIS was refused on 12 August 2025 (A/106/25/AOO) for failing to provide sufficiently accurate detail about the delivery of the areas of open space.

This latest submission accords with construction and occupation of the residential parcels and accurately shows the delivery of the open space. A separate plan (Play Area Completions) is provided to show delivery of the individual play areas across the site.

As explained during a recent site visit with Richard Brown, the area of Public Open Space south of Parcels 12 and 13 is now underway. The storage units previously on site have been moved and the open space is being created. The associated play area will be delivered in Feb 2026.

Accordingly, please find enclosed:

- S106 Discharge of Obligations Form dated 15.10.2025
- Updated LEMP including GIS (Oct 2025)
- Play Area Completions Plan



I trust the submitted report is now acceptable but if you require any further information do not hesitate to contact me.

Yours sincerely



Jess Sparkes MRTPI
Head of Planning
Cala Homes (South Home Counties)