

**PLANNING PERFORMANCE AGREEMENT
ARUN DISTRICT COUNCIL AND RYDON HOMES AND GLEESON STRATEGIC
LAND**

PROJECT PLAN FOR DEVELOPMENT

Reserved matters application (appearance, scale, layout and landscaping), for 525 dwellings
and discharge of condition application relating to Condition 5 'Design Code' of outline
consent (ADC ref. A/40/18/OUT).

Land North of Water Lane, Angmering

1. Background and Purpose

The purpose of this Planning Performance Agreement (PPA) is to ensure the timely consideration and determination of the planning application for the proposed development mentioned above. This PPA establishes a shared commitment by all parties of the PPA to an agreed timetable for the assessment, consideration and determination of the planning application.

This PPA aims to set out the decision making timeframe to enable the views of third parties to be discussed and, if necessary, any objections to be resolved before the planning application is considered and determined in a manner which satisfies the reasonable expectations of all parties of this PPA. This recognises that whilst the proposed development would help to boost the provision of additional housing, all aspects of the proposed development and the views of third parties must be properly considered.

Nothing in this PPA obligates the Council to approve the application. It instead establishes a method of collaborative / joint working.

2. Parties

The parties to this PPA are:

Arun District Council – Local Planning Authority (LPA)¹

and

Rydon Homes Ltd and Gleeson Homes Ltd – (the Applicant)

3. Site Description

¹ This PPA relates to Arun District Council as local planning authority and not as a landowner. All discussions with ADC as landowner are outside the remit of this PPA.

- 3.1 The site (measuring approximately 33 ha) is located on the north eastern edge of Angmering and comprises mainly agricultural land with an element of land towards the north eastern boundary accommodating a motor racing circuit. It is enclosed to the north by the A27 and to the west by some commercial premises and residential properties along Drapers Lane.
- 3.2 There are a mix of trees and hedgerows, primarily on the field margins and an ancient woodland on the site's eastern boundary. The South Downs National Park (SDNP) is located further to the east of the A280 and north of the A27.
- 3.3 Vehicular access is currently served from Water Lane to the south, from which a tree lined lane runs northwards through the site, providing access to the racing circuit.
- 3.4 This site forms one of the three sites that make up the Angmering North Strategic Allocation. Policy H SP2c (SD9) of the Adopted Arun Local Plan 2011 – 2031 (ALP) requires at least 800 dwellings, primary school (or contributions) and 3ha. of employment land to be delivered over the Plan period within the allocation.

4. Description of the Development

- 4.1 The proposal is to submit a reserved matters application for 525 dwellings, seeking approval of appearance, scale, layout and landscaping and at the same time, or shortly after, apply to discharge Condition 5 'Design Code' of the outline consent A/40/18/OUT, granted 27th August 2019. Access has already been approved in full.
- 4.2 The following description of development and wording of Condition 5 is provided on the Decision Notice A/40/18/OUT,

'Outline application with some matters reserved for the development of up to 525 residential dwellings (Class C3), 3 ha (gross) of employment land (Class B1), public open space, play areas, access, associated infrastructure and landscaping.'

'Condition 5: Prior to the submission of any reserved matters application a design code masterplan shall be submitted to, and approved in writing , by the Local Planning Authority . This document shall demonstrate how the detailed proposals will reflect the objectives of the;

Design and Access Statement (Revised) - October 2018.

The design code masterplan will provide further details on matters such as character areas, street hierarchy, building typologies, key buildings, the approach to car parking, structural planting, street furniture, lighting and treatment of the public realm. The development shall be carried out in accordance with the approved design code.'

- 4.3 A planning application made under S73 of the Town and County Planning Act 1990 will also be submitted, seeking to amend the following approved plans referred to in Condition 4 of the outline consent A/40/18/OUT:

Land Use Parameters (1911-P-101 Rev G)
Building Heights Parameters (1911-P-102 Rev G)

- 4.4 The target submission dates for the above applications are set out in the timetable in Appendix B.

5. Vision for the Development / Masterplan

- 5.1 The ALP contains the following policies which set out a vision/ requirements for the site:

D DM1 Aspects of form and design quality
D SP1 Design
ECC DM1 Renewable Energy ECCSP1
ECC SP1 Adapting to Climate Change
ECC SP2 Energy and climate change mitigation
ENV DM4 Protection of tree
ENV DM5 Development and biodiversity
ENV SP1 Natural Environment
H DM1 Housing mix
HER DM1 Listed Buildings
HER DM3 Conservation Areas
HER DM6 Sites of Archaeological Interest
HSP1 Housing allocation the housing requirement
H SP2 Strategic Site Allocations
H SP2c Inland Arun
EMP SP3 Strategic Employment Land Allocations
HWB SP1 Health and Wellbeing
INF SP1 Infrastructure provision and implementation
LAN DM1 Protection of landscape character
OSRDM1 Protection of open space, outdoor sport, comm& rec facilities
QE DM1 Noise Pollution
QE DM2 Light pollution QEDM3
QE DM3 Air Pollution QEDM4
QE DM4 Contaminated Land
QE SP1 Quality of the Environment SDSP1
SD SP1 Sustainable Development SDSP2
SD SP2 Built-up Area Boundary SODM1
SO DM1 Soils
T DM1 Sustainable Travel and Public Rights of Way
T SP1 Transport and Development
W DM2 Flood Risk
W DM3 Sustainable Urban Drainage Systems
WM DM1 Waste Management
W SP1 Water

5.2 Arun District Council (as LPA) has set out the following vision agreed Masterplan:

Policy H SP2c

Inland Arun

Angmering North (SD9)

Development proposals in the Angmering North Strategic Allocation will provide at least 800 dwellings over the plan period. Development proposals must demonstrate compliance with the following key design and infrastructure requirements which are specific to the allocation:

- a. explore opportunities to provide library access to meet identified local need either on-site, or by making a contribution towards new facilities or the improvement or expansion of the relevant existing facilities,
- b. extend the existing local village health facilities in the locality,
- c. accommodation for nursery places, linked to the primary school provision,
- d. primary school provision (1 FE expandable to 2FE to serve Angmering North SD9 and Angmering South and East SD11), either on-site, or by making a contribution towards new facilities or the improvement or expansion of the relevant existing facilities,
- e. be supported by a detailed Landscape Appraisal which has regard to the special qualities of the South Downs National Park, and must include landscape mitigation measures which address harmful impacts identified within the Appraisal, and
- f. Incorporate planned new employment provision in conjunction with EMP SP3.

5.3 The Made Angmering Neighbourhood Plan 2014 (ANP) includes the following vision/policies for the site:

EH3 Flood Prevention

CLW1 Provision of a Youth Centre

CLW4 Health Facilities

HD1 Built-up Area Boundary

HD3 Housing Mix

HD4 Materials

HD5 Built Form

HD6 Housing Layout & Design

HD7 Housing Density

HD8 Parking for New Developments

HD9 Phasing of Residential Development

TM1 Local Highways

EH2 Protect the Landscape setting of the South Downs National Park

TM2 Cycling Walking & Equestrian

6. Key Objectives for this PPA

6.1 The aims and objectives of this agreement can be summarised as:

- Clarity
- Transparency
- Managing all expectations
- Giving an indication of timescales
- Setting out the actions of both the Applicant and the Local Planning Authority (including the engagement with their Elected Members, so far as that does not conflict with an Elected Members duty to avoid bias and/or not to pre-determine any future decision with which they are to be involved)
- Nothing in this Agreement fetters the Council's statutory powers to grant or refuse planning permission.

7. Project Governance

7.1 A dedicated project team, comprising of Applicant, ADC and key stakeholders, and clear governance arrangements are required to facilitate this complex proposal and ensure the delivery of a high quality development.

7.2 This is essential to ensure that all stakeholders are successfully engaged, that the planning application provides all the information that will be needed by ADC to properly assess it, and that Officers are able to meet the agreed programme for a Committee resolution.

7.3 Governance arrangements are summarised below and the terms of reference set out at Appendix A.

Project Team

The project team will provide direction to the delivery of the development. It will provide a forum for the discussion of all technical aspects of the development including but not limited to design, infrastructure, layout, highways and transportation, drainage, ecology, employment, landscaping and heritage.

Principal Name(s)	Position and Role	Contact Details
David Easton	Case officer	David.Easton@arun.gov.uk
Claire Potts	Strategic Development Team Leader ADC	claire.potts@arun.gov.uk 01903 737698
Applicant		
	Rydon Homes Ltd/Gleeson Strategic Land Ltd	c/o Luken Beck

Ian Johnson	Planning Consultant, Luken Beck	
Quentin Andrews	Architect, OSP	
Other appropriate specialists to be invited depending on the agenda:		
Nicola Brown	Landscape Architect	Huskisson Brown
Mike MacCoughlan	Highways	Motion
Stuart Magowan	Drainage	CEP
Stephanie Green	Ecology	Ethos Environmental Planning
Chris Alder	Arboriculture	Barrell Tree Consultancy
Robert Pierce	Noise	Phlorum
Tolga Nekar	Housing Market	CACI
Alice Gent	Sustainability	AESSC
Chloe Hunnisett	Archaeology	Wessex Archaeology
Miles Willshire	Stakeholder Engagement	BECC
Arun District Council		
Joe Russell-Wells	Environmental Services & Emergency Planning Manager (Open Space for Arun District Council)	01903 737914 joe.russell-wells@arun.gov.uk
Paul Cann or Laura Gibbons	Engineering Services (Drainage for Arun District Council)	01903 737597 Paul.cann@arun.gov.uk
Carol Reynolds	Environmental Health Officer (Noise)	01903 737678 carol.reynolds@arun.gov.uk
Sue Howell	Leisure and Landscape Officer,	Sue.howell@arun.gov.uk
Stephanie Evans	Ecology Officer	
Mark Warwick	Tree Officer	Mark.warwick@arun.gov.uk
James Kenny	Archaeology	
Arjan De Jong	Interim Housing Strategy and Enabling Manager	Arjan.dejong@arun.gov.uk

Member Involvement

- 7.4 Relevant ADC Ward Councillors will be openly and appropriately engaged with the development of the project, whilst ensuring that their decision making function is not compromised.

External Agencies

- 7.5 External agencies, such as West Sussex County Council, Environment Agency, Heritage England do not fall within this agreement but will be approached as appropriate to fully engage with the project through attendance at Project Team meetings and through provision of written responses.

Community Engagement

- 7.6 All parties recognise the importance of involving the local community in accordance with the Localism Act 2011. Key community stakeholders will need to be identified, recognised and engaged throughout the project development in accordance with the objectives and framework below:
- Direct engagement with such other non-statutory consultees/ local groups as deemed necessary and most appropriate by Applicant and ADC.
 - ADC will carry out the normal publicity for a major application as set out in the Statement of Community Involvement.
 - To arrange a key members briefing for the applicant the applicant to present the draft scheme at the appropriate pre-submission stage.

8. Planning Policy

- Arun District Local Plan
- Neighbourhood Development Plan
- National Planning Policy Framework (NPPF)

9. Supporting Documentation accompanying the Planning Application

- 9.1 The Applicant and ADC will separately agree the documentation required to be submitted in support of the planning application, in accordance with the timetable set out in Appendix B.

10. Consultation Strategy

- 10.1 The following people will be consulted on the planning application when it is submitted and validated: *(AMEND AS APPROPRIATE)*

- WSCC (Local Development Division)
- WSCC (Lead Local Flood Authority)
- Highways England
- Southern Water
- Environment Agency
- Natural England
- Historic England

- Sussex Police
- Ecology
- Archaeology
- ADC
 - Housing Strategy
 - Parks and Green Space (including Arboriculturalist)
 - Ecology
 - Economic Regeneration
 - Environmental Health
 - Engineers (Coastal Protection, Flooding, Surface Water Drainage)
 - Conservation Officer
 - Environmental Amenities and Community Safety
 - South Downs National Park Authority
- /Parish Council

10.2 If there is a need to re-consult with a consultee, this will be carried out by ADC within 5-days of receipt of the information.

10.3 On validation of the application, the application details will be placed on the District Council's website and advertised in the next available printing of the West Sussex Gazette. Site Notices will also be placed at strategic points around the site within 7 working days following validation.

10.4 The applicant will attend the relevant Advisory Group throughout the application process and during the implementation process to ensure that the Parish Councils and local Members from ADC and WSCC are kept informed and provided with an opportunity to steer the proposals.

11. Project Plan

11.1 The timescales for determination of the Application are set out in Appendix B.

Adherence to the Project Plan

11.2 The Lead Council Officer and Applicants' Project Manager shall agree to make each other aware at the earliest possible opportunity (and no later than two weeks from the milestone date) of any commitments made in the Project Plan that will not be met and the reasons for which that is the case.

Changes to the Project Plan

11.3 Where revisions need to be made to the Project Plan, either as a result of the addition of new issues or revisions to existing issues, these shall be agreed (in writing where appropriate) between both the Lead Council Officer and the Promoters' Project Manager.

11.4 This is a major application that will have a significant level of input from a number of Council departments and external consultees. There will also be significant public interest. To adhere to this timetable there is a huge onus on the Applicant and their

team to be able to provide at the outset all the necessary information to achieve the following dates for discharging the applications, as referred to in the timetable set out in Appendix B:

- Minor Material Amendment to Condition 4 (ref. Parameter Plans) – validated by 3rd December 2021
- Discharge of Condition 5 'Design Code' – validated by 10th December 2021
- Reserved Matters Application - validated by 10th December 2021

The timetable will allow statutory consultees to respond without the need to seek additional information. There is also a requirement to respond to both case officer and consultation comments and supply the requested information to the council in order that any further consultations and discussions can be had.

11.5 The Applicant should be aware that all major applications require amendments to the design and detail, development is a fluid process and this application will require re-consultation. Consultees will seek clarification which will require their further feedback.

11.6 Where revisions need to be made to the Project Plan, either as a result of the addition of new issues or revisions to existing issues, these shall be agreed (in writing where appropriate) between both the Council's case officer and the Applicant's Lead Consultant.

12. Decision Making and Communication

12.1 The primary line of communication should be between the case officer at Arun DC and the Applicants Project Manager. Other team members will continue to work with their counterparts but will also feed in their comments and issues to either the case officer or Applicant's project manager.

Arun District Council's Obligations

Pre-application stage

- Agree topic areas, general structure, reference sources and level of detail required for the **Design Code** by one (1) week; agreement of advanced draft by three (3) weeks (consultee comments being known by this stage).
- To ensure (within practicable bounds) that all team members attend each pre-application meeting conversant with the material provided.
- To provide written responses following meetings on key topics, within five (5) working days following the respective meeting, or alternatively to confirm its comments on meeting notes circulated by the applicant following each meeting and use endeavours to agree such records within the same period. To include or agree in such responses an overall balancing summary from the Planning Officer confirming the priority and importance of issues raised by team members against planning goals and requirements.
- On request or as part of the first meeting / notes to confirm to the applicant the minimum validation requirements for the Reserved Matters application.

- To confirm the applicable application fee within 5 working days of request from the applicant.

Submission and determination stage

- To undertake validation following submission within five (5) working days: Either in the event the application is not valid to confirm reasons, or if valid to confirm registration within this period.
- To issue formal consultations to statutory consultees and key stakeholder within 48 hours of registration of the application.
- To facilitate and arrange the following submission stage meetings;
 - 1) Initial meeting (within 5 working days of submission) at which the applicant will present the submission documentation, latest positions in discussions with key stakeholders, the response of the scheme to initial stakeholder engagement or other factors leading up to submission.
 - 2) A design meeting to be attended by the applicant, Luken Beck, ADC and West Sussex County Council (WSCC) with the appointed design consultant – at which a programme for producing comments on the Design Code and Reserved Matters application will be set.
 - 3) Two (2) or four (4) weekly meetings scheduled at the initial meeting.
- ADC shall respond substantively to all urgent emails, letters and telephone calls within three (3) working days of receipt and, in any event, within six (6) working days of receipt.
- To treat any revised drawings or documentation that are to be formerly registered as part of the application with urgency and to publish that information on its website within 2 working days of receipt.
- Where circumstances beyond the reasonable control of the Council prevent its compliance with this PPA, it shall in each case notify the Applicant and clarify the timescales for such a response.
- Notify the Applicants on the date of dispatch, prior to any meeting of the ADC Development Control committee at which any report or matter relevant to the development will be discussed and or considered and to provide the Applicant with a copy of any report to the ADC Development Control committee at that time
- To confirm to the applicant its expectations on the need for and scope of consultation on any revisions issued to it in a timely manner, and to formally consult following receipt within three (3) working days of receipt.
- Provide to the Applicant at least three (3) working days prior to any meeting all substantive and relevant documents which are relevant to that meeting which relate to any relevant action or agenda points identified
- To provide the Applicant within five (5) working days of any meeting the minutes or action points arising from that meeting.
- Where reasonably requested by the Applicant, use all reasonable endeavours to make available, within ten (10) working days, an officer with the appropriate level of authority and relevant experience to attend meetings with external third parties.
- Examine the application at the earliest opportunity following the submission and to promptly advise the Applicant's Lead Consultant of any matter on which further clarification or information is required.

- Make available on the Council's website, in a timely fashion, the responses received from internal local authority consultees and from statutory undertakers and other statutory consultees, so that matters can be addressed by the Applicant at the earliest opportunity. To the extent that it is considered appropriate to do so, officers will draw the agent's attention to any matters arising from third party consultation.
- The Applicant and Council accepts that land ownership issues are separate from the Planning Process and that the lack of an Agreement in place between the parties concerning the leasing of the land and/or other property ownership matters shall not prejudice nor fetter the application in any way.

Applicants' Obligations

The Applicant agrees:

- To use their reasonable endeavours to address any concerns raised by any statutory consultee prior to the submission of the application to ADC
- Not to submit the application unless it is accompanied by the discussed application documents
- To provide ADC with such additional information, if reasonable, as may be requested within ten (10) working days of such written request from ADC (or such other time period as may be agreed)
- To provide to ADC at least three (3) working days prior to any meeting all substantive and relevant documents which are relevant to that meeting and which relate to any relevant action points or agenda identified
- To provide to ADC within five (5) working days of any meeting the minutes or action points arising from that meeting.
- To respond substantively to all emails, letters and telephone calls within (5) working days of receipt. Where circumstances beyond the reasonable control of the Applicant prevent its compliance with the PPA, the Applicant shall in each case notify the Council and clarify the timescales for such a response.

13. General

- 13.1 All parties to this PPA shall work jointly in complying with their respective obligations under this agreement.
- 13.2 This PPA will apply from the date this agreement is signed and shall remain in force until 29th April 2022 (or such extension of this term in accordance with the terms of this agreement) or the Decision Date (being the date a planning decision is issued by the Council on the planning application) whichever is the earlier and upon the expiry of such period this PPA shall cease.
- 13.3 Should the Applicant submit an appeal under Section 78 of the Town and Country Planning Act 1990 in relation to the planning application (for whatever reason), this PPA shall automatically terminate, but such termination will not automatically be deemed to constitute a departure by the parties of this PPA from the principles contained within this agreement.

- 13.4 If the Council or Applicant considers that the principles and intentions of this PPA are not being followed, it will draw this to the attention of the other parties. The other parties will then have a period of not less than 10 working days (and no more than 15 working days) within which to comment on and / or address the concerns.
- 13.5 In the event that there is a material failure by any of the parties to comply with the terms of this PPA, the other parties may terminate the agreement immediately upon the giving of written notice to this effect to the party in breach, provided always the breach is within the control of the party that is in breach and is capable of being remedied.
- 13.6 All parties to this PPA are committed to collaborative working and to using all reasonable endeavours to carry out the tasks outlined in this agreement within the timetable identified. However, for the avoidance of doubt, this PPA is not legally binding.

14. Decision Making and Obligations

- 14.1 The Applicant will make a financial contribution of £16,852.50. This fee excludes the cost of a third-party design consultant, which will be commissioned directly by the Applicant. The design consultant role will be to provide efficient and timely advice at the pre-application stage and throughout the determination of the application to discharge Condition 5 'Design Code' and the reserved matters application in parallel.
- 14.2 The Applicant should send the fee on both parties signing of the PPA. This will allow a dedicated officer resource to work with the Applicant during the determination and process.

15. Good Faith

- 16.1 Both parties enter into this Agreement in the spirit of good faith and with the intention of working together in partnership to secure the desired result of facilitating this planning application for the proposed development.

Acceptance of Planning Performance Agreement

Signatories

Applicant

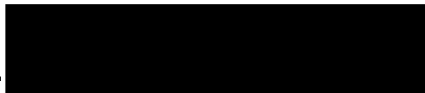
.......... For APPLICANT

Local Planning Authority


..... 13/12/21..... for Arun District Council

Acceptance of principle for payment of post permission monitoring fee

Applicant

.......... For APPLICANT

Appendix A: Project Team Terms of Reference

The role of the team:

- To manage the implementation of the PPA, oversee the direction and progress of the application
- Commit resources and make key decisions on the project (where within its power to do so)
- Resolve any blockages and issues in the determination/ planning process, should they occur
- Approve any changes to the PPA including Project Plan and timescales
- Monitor progress against key milestones
- Ensure an effective flow of information between all parties and the statutory consultees and key stakeholders, including elected Members
- Identifying and evaluating risks to project delivery, identifying actions to reduce risks
- Act as a decision making body with regard to technical issues – meetings will be focused on specific topics
- Facilitate the cohesive development of the proposal, through promoting effective communication between all technical disciplines, to ensure the development proposals progress in accordance with the PPA.
- Use all reasonable endeavours to prevail upon all third parties, stakeholders and consultees to respond within a timescale that does not compromise nor prejudice the timescale or the progress of this application.

Timing and location of meetings

Meetings will be held monthly virtually, unless otherwise agreed by both parties.

The following proposed (relative) timings are suggested in respect of completing key stages, as shown in the enclosed timetable:

ADC response milestones:

- Technical Appraisal, Layout comments - 3 weeks
- Design Code Structure, Topic Areas and Level of Detail 1 week
- Further to receipt of advanced draft Design Code to provide final comments by 3 weeks.

Validation/Registration of planning application:

- Assuming acceptable (5 working days, or 8 working days for the Reserved Matters application).
- Assuming not acceptable, confirmation of elements necessary to make valid (5 working days).

Determination Period (dates are post-validation):

- Agreement of consultation response dates with internal consultees (2 weeks).
- Receipt of internal consultee responses (4 weeks).

- Complete review of any amendments to S106 / DOV arrangements (4 weeks).
- Issue draft conditions to applicant for review (3 months).
- Target referral to planning committee (5 months).
- Planning Application determination (6 months).

Confidentiality

Outcomes of the Project Team meeting will be made available on ADC website where relevant. However, the minutes of the meetings will be confidential.

Appendix B: Project Timetable

Pre-App and Determination Period Timetable: Land North of Water Lane, Angmering	
Milestone Date	Task
24 th June 2021	Pre-app meeting
8 th July 2021	Pre-app meeting
22 nd July 2021	Pre-app meeting
5 th August 2021	Pre-app meeting
19 th August 2021	Pre-app meeting
10 th November 2021	Pre-app meeting
26 th November 2021	Submission of S73 application for revised parameter plans
29 th November 2021	Acknowledgement of receipt of S73 application
30 th November 2021	Submission of DIS application (Design Code)
30 th November 2021	Submission of RM application
3 rd December 2021	• Validation of S73 application or request additional information • Acknowledgement of receipt of Reserved Matters and Discharge of Condition applications.
13 th December 2021	• Agreement of consultation response dates with internal consultees regarding the S73 application. • Validation of Reserved Matters and Discharge of Condition application (Design Code) or request additional information.
24 th December 2021	Agreement of consultation response dates with internal consultees for Reserved Matters and Discharge of Condition applications.
10 th January 2022	Receipt of internal consultee responses in relation to the S73 application.
12 th January 2022	LPA to highlight any fundamental objections to the S73 application raised by consultees which require consideration by the applicant.
21 st January 2022	Applicant to have provided any additional documentation or information necessary to address the concerns of consultees in relation to the S73 application.
24 th January 2022	Receipt of internal consultee responses in relation to the Reserved Matters and Discharge of Condition applications.

26 th January 2022	LPA to highlight any fundamental objections to the Reserved Matters and Discharge of Condition applications raised by consultees which require consideration by the applicant.
31 st January 2022	Reconsult on amended documentation submitted in relation to the S73 application if necessary.
3rd February 2022	Applicant to have provided any additional documentation or information necessary to address the concerns of consultees in relation to the Reserved Matters and Discharge of Condition application.
4 th February 2022	Target referral of the S73 application to Planning Committee on the 2 nd March 2022 (Agenda close 11 th February).
10 th February 2022	Reconsult on amended documentation in relation to Reserved Matters and Discharge of Conditions application if necessary.
4 th March 2022	Determination of S73 application.
11 th March 2022	Determination of discharge of condition application (Design Code) under delegated authority
21st March 2022	Finalisation of recommendation report for committee 27th April 2022 (Agenda Close 8th April 2022)
1st April 2022	Provide copy of draft recommendation report and conditions to applicant for review.
11th April 2022	Complete review of any amendments to S106 / DOV arrangements
27th April 2022	Presentation of reserved matters application at Planning Committee
29th April 2022	Determination of Reserved Matters application