

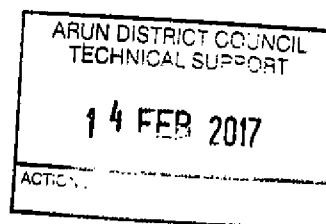
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9/2/17

BE/18/17/PL



VIA PLANNING PORTAL & POST

Planning Department
Planning and Housing Strategy
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

24227/A5/EH
13 February 2017

Dear Sir/Madam

ARUN DISTRICT COUNCIL

LAND TO THE WEST OF NEW BARN LANE, BERSTED, BOGNOR

SECTION 73 APPLICATION PURSUANT TO OUTLINE PLANNING PERMISSION REF

BE/142/15/OUT

VARIATION OF CONDITIONS 3 AND 23

On behalf of our client, Landform Bognor Regis Ltd, an application has been submitted via the Planning Portal (ref. PP-05820934) under Section 73 of the Town and Country Planning Act 1990 for the variation of conditions 3 and 23 pursuant to planning permission reference BE/142/15/OUT granted on 24 February 2016.

The original description of development of application BE/142/15/OUT is as follows:

"Outline application with some matters reserved for a mix of up to 90 residential units, associated open space, landscaping, access and car parking."

Please find enclosed the following:

- Application Forms, Certificates and Notices;
- Section 73 Planning Statement;
- Application Drawings;
 - Site Location Plan (01084_S_01_P3)
 - Parameter Plan: Land Use and Access (01804_PP_01_05)
 - Parameter Plan: Building Heights (01804_PP_02_05)
 - Parameter Plan: Green Infrastructure (01804_PP_03_05)
 - Site Access Plan (507/021A)
- Update Note - Design and Access; and,
- Update Note - Transport and Access.



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The remaining documents listed below were submitted with BE/142/15/OUT, and due to the nature of variations sought, they have not been amended. They are however, included with this submission.

- Arun District Council's Validation Checklist;
- Design and Access Statement;
- Transport Assessment and Travel Plan;
- Flood Risk Assessment;
- Foul and Surface Water Drainage Utilities Assessment;
- Land Engineering Works Statement;
- Tree Survey and Arboricultural Report;
- Landscape and Visual Impact Assessment (including Lighting Assessment);
- Biodiversity Survey and Report (including Biodiversity Checklist); and
- Archaeology Report (including Historic Environmental Record Search).

The Section 73 Planning Statement includes a detailed list of the submitted application documents and plans. Chapter 1 of the Planning Statement includes an Overview of the development proposals and the reasoning for submitting a Section 73 application pursuant to BE/142/15/OUT.

Notifications (Article 13) have been sent to existing landowners within the redline application boundary. An advert under Certificate C (Article 14) will also be placed in the Bognor Observer on Thursday 16th February 2017. Copies of the cover letters and Article 13 Notices are included with this submission.

A single hard copy of the s73 application documents and a CD have been provided.

Where an application is made pursuant to Section 73 to vary or remove a condition, the fee is £195. This has been paid via the Planning Portal.

We trust that you have all the information necessary to validate this application. However, please do not hesitate to contact me should you have any queries or require any further information.

Yours faithfully



ED HANSON
Associate

cc: E Pagano

Enc. As above