

LHU/P18-1110

15th February 2019

Michael Eastham
Planning Department
Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Planning Portal Reference: PP-07633375

Dear Mr. Eastham

**Application to Discharge Conditions 15, 19 and 23 attached to Outline Planning Permission WA.44.17.OUT for 175 dwellings and associated works.
Land East of Tye Lane, Walberton**

I am writing on behalf of my client, Linden Homes (South) to submit the necessary details to discharge conditions 15 (road details) 19 (fire hydrants) and 23 (air quality assessment and noise impact assessment) attached to permission WA.44.17.OUT for land East of Tye Lane, Walberton.

I now enclose details to discharge these pre-commencement conditions.

Condition 15 states:

"Prior to the commencement of development, details of the layout and specification of and construction programme for the roads, footpaths, cycleways and parking areas, including tracking details for refuse vehicles shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until it is provided with access constructed in accordance with such approved details to the highway network."

Accordingly, please find enclosed the following for consideration:

Title	Drg No./Ref	Rev
Surface Finishes Plan	183240-010	P1
Levels Plan	183240-004	C
Swept Path Plan	183240-006	E
Phasing Plan	183240-008	
Parking Strategy Plan	PSP-01	B

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

T 01285 641717 | **F** 01285642348 | **W** www.pegasusgroup.co.uk

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester

Pegasus Group is a trading name of Pegasus Planning Group Limited [07277000] registered in England and Wales
Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

Page | 1

Condition 19 states:

"No development hereby permitted shall be commenced until a scheme for the location and installation of fire hydrants has been submitted to and approved in writing by the Local Planning Authority. For the purposes of this condition the scheme shall be in accordance with the Guidance Note: The Provision of Fire Hydrants and an Adequate Water Supply for Fire Fighting as published by West Sussex Fire and Rescue Services (as amended from time to time). No building hereby permitted shall be occupied until the fire hydrant(s) required to serve that building have been installed in accordance with the approved scheme."

Accordingly, please find enclosed the following for consideration:

Title	Drg No./Ref	Rev
Fire Hydrants Plan		

Condition 23 states:

"No development shall begin until an Air Quality Assessment and a Noise Impact Assessment have been submitted and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved schemes and any subsequent amendments shall be approved in writing by the Local Planning Authority."

Accordingly, please find enclosed the following for consideration:

Title	Drg No./Ref	Rev
Noise Assessment	183240-04	
Air Quality Assessment	183240-08	

Please also find enclosed an application form for the approval of details reserved by a condition, duly signed and completed.

The planning application fee of £116 has been paid via the Planning Portal.

I trust the above and enclosed allow the application to progress at the earliest opportunity, however, should you require any further information, please contact me at the above address.

Yours sincerely,



Laura Humphries
Associate Planner

Email: Laura.Humphries@pegasusgroup.co.uk

Enc.

Cc Yuved Bheenick, Linden Homes (South)