

REF: Y/32/17/OUT

Mr S Davies
Planning Department
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN15 5LF

03rd December 2020

Dear Mr Davies

Re: Application No. Y/32/17/OUT Application for outline planning permission for development of up to 19 dwellings with all matters reserved. This is a departure from the development plan.

Please find submitted the following information in application to discharge the planning conditions listed below, in reference to the above approval;

Condition 06 – Contamination. Please refer to Soils Ltd reports *18115/MIR_R27 Main Investigation Report & 18706 Cinders Lane II RMS* (Remediation Strategy Supplementary Investigation Report). Please note this information is submitted in relation to parts 1,2&3 of the condition, however as the RMS indicates no formal remediation strategy is required there will be no requirement for a verification plan to be produced. Clarification if therefore requested as to whether Part 4 of the condition can also be discharged? Clarification is also sought on Condition 15 which assumes site remediation will be required, please advise how this condition can be discharged or if an application to remove it is necessary?

Condition 07 & 08 – Foul & Surface Water Drainage. Please refer to the submitted Kazys Narbutas Consulting Drawings; *KNC2006-501-01-B, 02-A & 03-A Standard Construction Details, KNC2006-502-01-C Drainage Layout, KNC2006-503-01-A Longitudinal Sections, KNC2006-505-01-A Drained Areas, KNC2006-507-01-A Surfacing & Kerbing.*

Condition 10 – SuDS. Please refer to the submitted Kazys Narbutas Consulting report *KNC2006-SUDS-SuDS Operations & Maintenance Manual.*

Condition 19 – External Lighting. Please refer to the submitted Crayfern Homes drawing *97_17_103 External Lighting*, indicating position and type of proposed external lights. Please also refer to the submitted datasheets for each of the lights proposed.

Condition 23 – Renewables. Please refer to the submitted Design Stage SAP calcs & covering letter confirming the design exceeds a minimum of 10% low carbon, with the average being in excess of 20%. This is in large due to the use of timber frame construction and hot water & heating being provided through the use of air source heat pumps.

If upon review you require any further details, please do not hesitate to contact me and I will be happy to assist.

Yours sincerely

Ian Sellar
Architect
Crayfern Homes Limited

