

Simon Davis
Principal Planning Officer
Directorate of Place, Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

25th November 2021

Dear Simon,

Discharge of Planning Conditions 3 (Cycle Stores), 4 (Landscape Measured Works Scheme), 5 (Pathways), 7 (Fire Hydrants), 10 (Cul-de-Sacs), 11 (Plot 214 Footway) and 12 (Sheepfield Fencing) pursuant to grant of Reserved Matters ref: Y/49/21/RES at Drove Lane, Yapton.

Reserved Matters was granted on 28 October 2021 for the following:

Approval of reserved matters following Y/92/17/OUT for 300 No. dwellings covering landscape, layout, scale & external appearance (resubmission following Y/78/20/RES). This application affects the setting of listed buildings, affects the character & appearance of the Main Road/Church Road, Yapton Conservation Area & affects a Right of Way. This site falls within Strategic Site SD7 (Zero Rated).

The below list sets out the documents/drawings/information that have been submitted pursuant to the discharge of the aforementioned conditions:

Condition 3: Cycle Stores

- Parking Plan (PLN-3-1106, Rev. G)

Parking Plan demonstrating the provision of cycle stores for all dwellings without a garage or a communal store.

Condition 4: Measured Works Scheme

- JBA 19_291-01--10 Measured Works Schedule

Condition 5: Pathways

- PLN-1-5001 - JBA 19 291- 01 Rev H Yapton Plots and POS
- PLN-1-5001 - JBA 19 291- 02 Rev H Yapton Plots and POS
- PLN-1-5001 - JBA 19 291- 03 Rev H Yapton Plots and POS
- PLN-1-5001 - JBA 19 291- 04 Rev H Yapton Plots and POS
- PLN-1-5001 - JBA 19 291- 05 Rev H Yapton Plots and POS



- PLN-1-5001 - JBA 19 291- 06 Rev H Yapton Plots and POS
- PLN-1-5001 - JBA 19 291- 07 Rev H Yapton Plots and POS
- PLN-1-5001 - JBA 19 291- 08 Rev H Yapton Plots and POS
- PLN-1-5001 - JBA 19 291- 09 Rev H Yapton Plots and POS
- PLN-1-5001 - JBA 19 291- 10 Rev H Yapton Plots and POS

Condition 7: Fire Hydrants

- PLN-3-1110_Planning Layouts_DAR_Fire Strategy Plan_A

Condition 10: Cul-de-Sacs Connections

- Site Layout (PLN-3-1101, Rev. X)

3m wide footpath/cycle links are shown between the ends of the cul-de-sac with bollards shown to act as a modal filter and prevent vehicle access.

Condition 11: Plot 214 Footway

- Site Layout (PLN-3-1101, Rev. X)

A continuous footway is shown outside of Plot 214.

Condition 12: Sheepfield Fencing

- Boundary Treatments plan (PLN-3-1109, Rev. H)

Should you require any further information then please do not hesitate to contact me at

Yours sincerely,

Sean Havis, AssocRTPI
Planner
Barratt David Wilson Homes – Southern Counties