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Planning General Enquiries
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Pegasus Group
Pegasus House
Querns Business Centre
Whitworth Road
Cirencester
GL7 1RT

Our Ref: Y/19/20/RES
Your Ref:

Please ask for:
Mrs D Johnson
01903 737762

7th February 2020

Dear Mr Riding

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6
Application for Approval of Reserved Matters Following Outline Approval

Development Approval of reserved matters following outline consent Y/80/16/OUT for 4.5hec of residential development comprising of 3.4hec of land for the erection of 100 No. dwellings (up to 30 (30%) affordable housing) together with 1.1hec of land set aside for public open space & strategic landscaping & 2.2hec of public open space & green corridors with vehicular access from Ford Lane & pedestrian/cycle access only from North end Road. This application may affect the setting of listed buildings, affects the character & appearance of the Church Lane, Yapton Conservation Area & affects a Public Right of Way.

Location Land to the south of Ford Lane and east of North End Road Yapton

Thank you for your recent application which I received on 4th February 2020. It is being validated by Mrs D Johnson who will be able to assist you should you have any questions.

I regret that I am unable to accept your documents as a formal application until the following item(s) have been received or resolved :-

Please provide a CIL form which can be found on our website, www.arun.gov.uk.

Please provide details of the LEAP areas.

Please provide a section of the proposed pond.

On plan 038B (Apartment A) the ground floor plan and rear elevation do not accord. Please amend accordingly.

Please confirm the amended description is satisfactory.

Please show the proposed pond on the Location plan, Massing plan, Occupancy plan, Parking plan, Affordable Housing plan, Planting Layout, Proposed Residential Develoment plan, Enclosure plan, Hard Surfacing plan, Refuse plan and Materials plan.

Street Scene

For all planning applications both residential and commercial which propose development set between existing buildings visible from the public realm it is a validation requirement to provide a street scene drawing or photomontage.

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Where the information requested above relates to a local validation requirement, you may request that the requirement is waived. The information requested should be reasonable having regard to the nature and scale of the proposed development and about a matter which it is reasonable to think would be a material consideration in determining the application. If you do not feel this is the case, you can serve a notice on the Council, specifying which particulars or evidence you do not consider meet this test of reasonableness. You must state which items you disagree with and set out the reasons why you hold the view, please quote the application reference in your letter or email. The Council will then consider your case and respond. It should be noted that there is no right to challenge the national requirements as these requirements are contained in planning legislation.

For further detailed information on both the National and Local Validation Requirements please go to our website: **http://www.arun.gov.uk/making-a-planning-application**
If you are unable to access the website, please contact this office so a copy can be sent to you.

Please provide the above by **21st February 2020** or your application will be closed as incomplete and you will have to resubmit if you wish to proceed with the application. If you have difficulty meeting this deadline please contact the above officer to discuss the matter.

Yours sincerely

Neil Crowther
Group Head of Planning