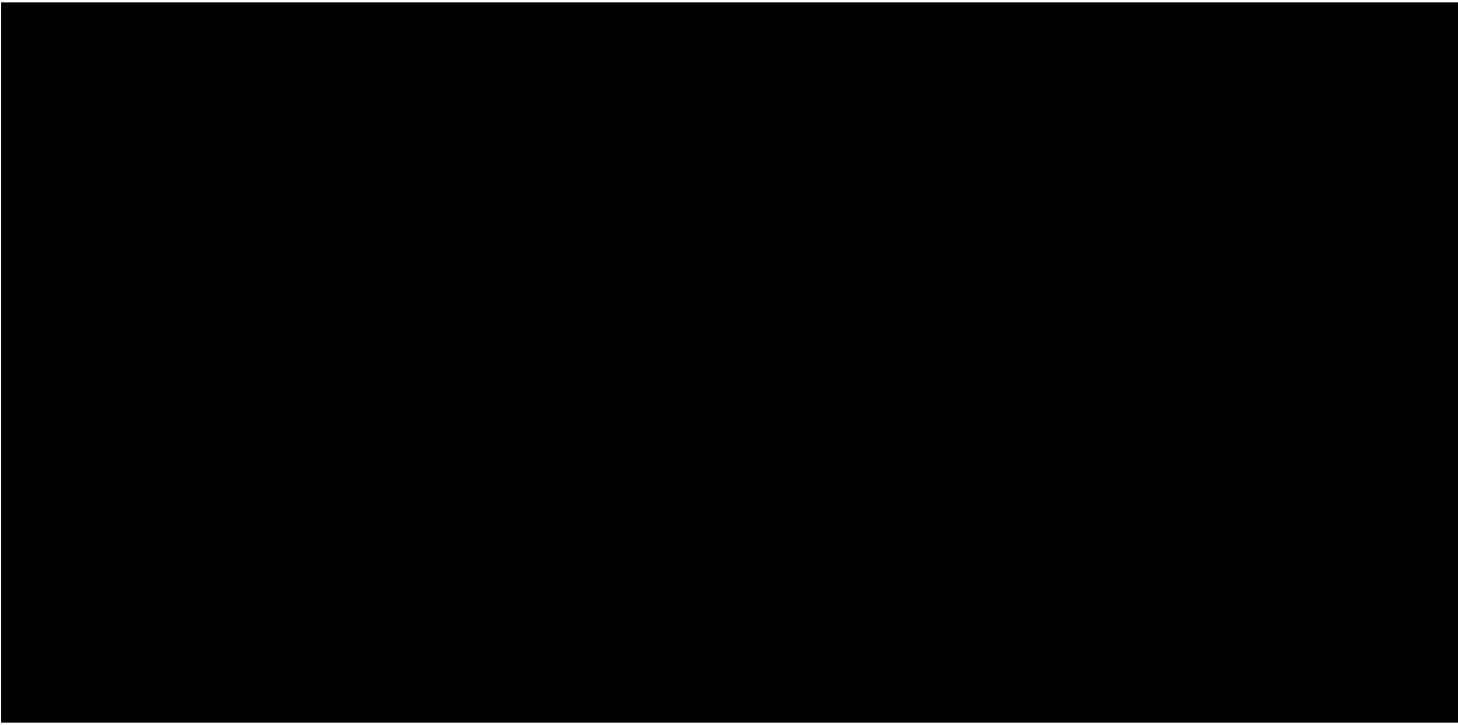




From: Rob Riding [REDACTED]

Sent: 11 February 2020 11:11

To: Planning.Responses <Planning.Responses@arun.gov.uk>; Daun Johnson <Daun.Johnson@arun.gov.uk>

Subject: RE: Further Information Required on Your Ref: PP-08201822 Our Ref: Y/19/20/RES (Email 2 of 3)

Dear Daun,

With reference to your letter dated 7th February 2020 in connection with the above site, please find below our responses to the queries raised:

1. CIL Form – please find attached duly completed;
2. Details of LEAP areas – details of the play areas are required to be submitted under Condition 16 of the outline planning permission and delivered prior to the 51st occupation at the site. Details of the LEAP and LAPs are therefore not required to be submitted with this RM application and will be subject of a DoC application at a later date. The location of these areas has however been identified on the drawings submitted as part of the application;
3. Section of pond – Condition 11 of the outline planning permission requires a sustainable drainage scheme to be submitted and delivered in accordance with a timetable to be agreed. A cross section of the pond is therefore not required to be submitted with this RM application and will be subject of a DoC application at a later date. The location of the pond has however been identified on the drawings submitted as part of the application;
4. Apartment A plan – drawing revised accordingly, please find attached – drawing ref: 038 Rev C;
5. Description development – agreed apart from a few minor amendments, i.e. 'hec' to 'ha' and capital 'E' on 'end'. It should therefore read:

"Approval of reserved matters following outline consent Y/80/16/OUT for 4.5ha of residential development comprising of 3.4ha of land for the erection of 100 No. dwellings (up to 30 (30%) affordable housing) together with 1.1ha of land set aside for public open space & strategic landscaping & 2.2ha 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, the character and appearance of Church Lane, Yapton Conservation Area, and a Public Right of Way."

6. Proposed pond on drawings – there is no need to show the proposed pond on the Location Plan as that plan is intended to show the site as existing, however the remainder of the application drawings listed have been updated accordingly. Please find attached; and
7. Street Scene – a street scene drawing has already been submitted as part of the application, please see drawing ref: 11 Rev B. Two hard copies of the plan were sent to your offices last week at the request of Zoe Toppin.

I trust this is of assistance and that the application can now be validated.

Regards,

Rob Riding

Principal Planner

Pegasus Group

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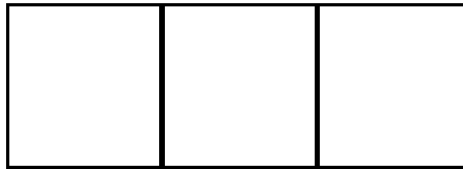
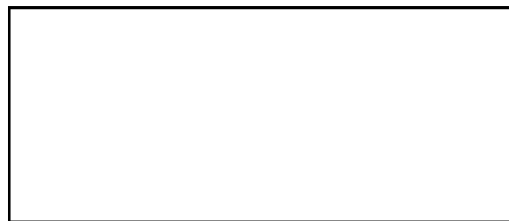
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From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 07 February 2020 10:04

Subject: Further Information Required on Your Ref: PP-08201822 Our Ref: Y/19/20/RES

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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