

Crayfern Homes Ltd
Victoria House
14 St Johns Road
Hedge End
Southampton
SO304AB

Date: 5th May 2021

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/25/21/DOC

Dear Mr Sellar,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref Y/32/17/OUT relating to Condition Nos 7 - drainage strategy detailing proposed means of foul disposal & implementation, 8 - surface water drainage, 9 - discharge flows to watercourses, 10 - maintenance & management of SuDs, 11 - access & maintenance of any watercourse or culvert and 13 - broadband.

Cinders Lane Nursery And Works To The Rear Cinders Lane Yapton BN18 0JJ

Notification regarding the above application:

Condition Number 13

Prior to the commencement of development, a strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall take into account the timetable for the delivery of 'superfast broadband' (defined as having a headline access speed of 24Mb or more) in the vicinity of the site (to the extent that such information is available). The strategy shall seek to ensure that upon occupation of a dwelling, the provision of the highest available headline speed of broadband service to that dwelling from a site-wide network is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

Reason: To safeguard the amenities of future residents in accordance with Arun District Local Plan policy GEN7 and Yapton Neighbourhood Plan policy BE1. It is considered necessary for this to be a pre-commencement condition because the provision of broadband needs to be incorporated into the design for the site.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The letter from BT Openreach dated 01/10/19 (ref YPN/106, Former Cinders Nursery, Cinders Lane) and the accompanying Single Site Contract for Developers of New Sites Infrastructure Solutions" document demonstrates that the new houses will be supplied with superfast fibre based broadband. This is considered to meet the Council's requirements and the condition is therefore discharged on the basis of the submitted details and on the understanding that the homes will be supplied with superfast fibre broadband meeting a minimum speed of 24MB.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning