

LUKEN BECK

Management | Development | Planning

30 Carlton Crescent, Polygon, Southampton, Hampshire SO15 2EW



Planning Department
Arun District Council
1 Maltravers Road
Littlehampton
West Sussex
BN17 5LF

24th February 2022

Our Ref:
Your Ref: Y/1/17/OUT

Dear Sir / Madam,

Application to Discharge Details Reserved by Conditions 21, 24 and 25 of Outline Planning Approval Y/1/17/OUT dated 7th December 2017

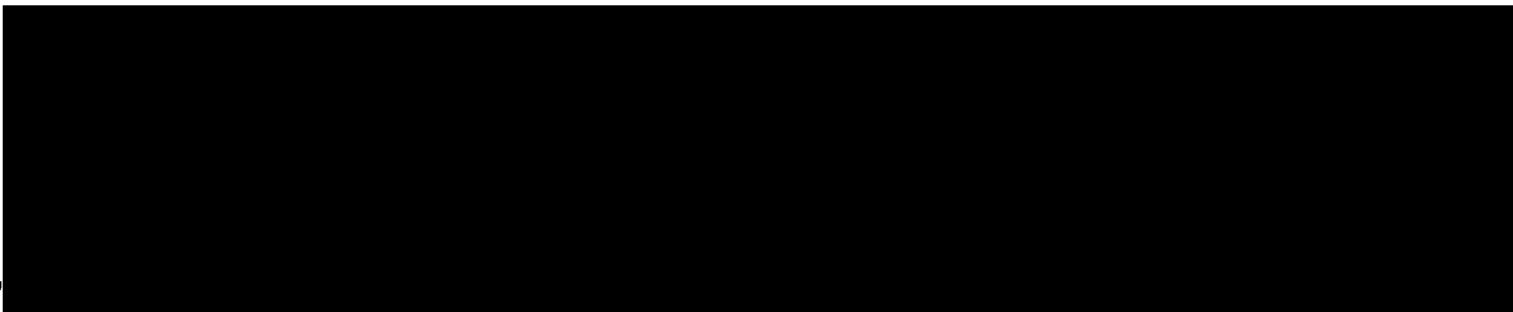
Site Address: Bonhams Field, Main Road, Yapton, Arundel, West Sussex BN18 ODX

Original Proposal: Outline Application with Some Matters Reserved for the Erection of 56no. Dwellings with Associated Open Space and the Creation of New Access. This Application is a Departure from the Development Plan & Affects the Character and Appearance of the Yapton (Main Road) Conservation Area

We are pleased to enclose the following details relating to the above pre-commencement conditions for planning permission ref. Y/1/17/OUT. This application was approved by Arun District Council on 7th December 2017. This discharge of conditions application is made on behalf of our client Seaward Properties Ltd. Separate applications have been submitted covering Outline Conditions 13 and 15 as well as Reserved Matters Condition 8 alongside this application.

Condition 21 Green Travel Plan

Prior to the occupation of the first property of the development hereby permitted, a Green Travel Plan describing the means by which residents of the development shall be encouraged to travel to and from the site by means other than the private car, shall be submitted to and approved in writing by the Local Planning Authority. The approved Green Travel Plan shall be implemented from occupation of the first dwelling within the development and thereafter complied with unless otherwise agreed in writing with the Local Planning Authority.



Reason: To ensure sustainable modes of travel are encouraged at the earliest stage and to enhance the quality of the environment in accordance with Policy GEN7 of the Arun District Local Plan.

The submission includes a Green Travel Plan (Produced by Pell Frischmann, dated 16th February 2022) which sets out measures to be incorporated within the development to encourage a shift to sustainable modes of transport by future residents. The plan incorporates details relating to secure cycle parking, up-to-date public transport information and a range of measures to encourage a reduction in single occupancy car trips made by residents.

Condition 24 Refuse and Recycling

No dwelling should be occupied until refuse and recycling bins have been provided and space has been laid out for their storage in relation to that dwelling in accordance with the details that have been submitted to and approved in writing by the Local Planning Authority. Thereafter these areas shall not be used for any purpose other than the storage of refuse and recycling bins.

Reason: In the interests of amenity and in accordance with Arun District Local Plan Policy GEN7.

The details specified in the above-mentioned condition have been included in the accompanying **Bin Collection Strategy Plan** (Produced by MH Architects, dated 24th August 2021, drawing no.20-202-BHF-MHA-ZZ-00-DR-A-0109-C06). This includes details of the locations of bin storage locations within the development and bin collection points for both individual dwellings and flats.

Condition 25 Parking

No dwelling should be occupied until space for that dwelling has been laid out for the parking of cars, motorcycles and cycles in relation to that dwelling in accordance with a drawing and schedule to be submitted and approved in writing by the Local Planning Authority. These areas shall thereafter not be used for any purpose other than the parking of cars, motorcycles and cycles.

Reason: In the interests of amenity and impact upon the setting of the Conservation Area and in accordance with Arun District Local Plan Policies GEN7 and GEN22.

The details specified in the above-mentioned condition have been included in the accompanying **Estate Parking Plan** (Produced by MH Architects, dated 11th February 2022, drawing no.20-202-BHF-MHA-ZZ-00-DR-A-0010-P01). This includes details of the locations of car parking spaces, in addition to information relating to the location of secure cycle parking spaces.

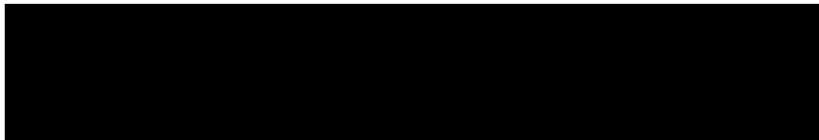
We trust this information addresses the requirements of the conditions set out above, and we respectfully request the Council confirm that Conditions 21, 24 and 25 can now be fully discharged at their earliest opportunity.

Please do not hesitate to contact myself if you have any queries.

Yours Sincerely,



Thomas Roberts BSc (Hons) MA UD
Principal Planner



Luken Beck MDP