

Planning Department
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

28 May 2019

Our ref: 1818

Your ref: Y/5/17/OUT

FAO: MR S DAVIS, PRINCIPAL PLANNING OFFICER

Dear Mr Davis

Application to Discharge Condition Nos. 9 and 10 of Outline Permission Ref. Y/5/17/OUT, for 51 Dwellings with all Matters Reserved Except for Access, on Land at Cinders Nursery, Cinders Lane, Yapton, West Sussex, BN18 0JJ

Please find enclosed the following for your kind attention:

- The relevant Application Form, completed as necessary;
- A copy of the Decision Notice for outline permission ref. Y/5/17/OUT; and
- The necessary plans and other documentation required for your Authority to deal with the application before you to discharge condition nos. 9 and 10 of outline permission ref. Y/5/17/OUT, to enable demolition and site clearance to take place.

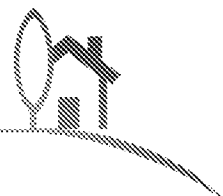
Please note that I have made an online payment for £116, being the fee due to your Authority for dealing with the application before you.

Background to the Application

Outline application ref. Y/5/17/OUT was granted on 31 August 2018, upon the execution of a S106 Agreement on 29 August 2018; and permits the development of land at the former Cinders Nursery with 51 dwellings. Access to the development will utilise the site's existing access via Cinders Lane, which joins the B2132 Bilsham Road from the east; and was granted in detail at the outline stage.

As such, the layout, scale and appearance of the site's development; and the development's landscaping were Reserved Matters for later approval. Application ref. Y/4/19/RES was submitted to your Authority on 24 January 2019, for approval of all Reserved Matters pursuant to the site's outline permission ref. Y/5/17/OUT and you and I are working through the same to a decision.

In the meantime, my client wishes to commence demolition and site clearance, such that this application to discharge condition nos. 9 and 10 of outline permission ref. Y/5/17/OUT has been submitted. This letter explains and supports the application, with reference to the plans and other documentation enclosed and the subject headings set out below; and should therefore be regarded as forming part of the application before you.



Condition No. 9

Condition no. 9 of the site's outline permission ref. Y/5/17/OUT requires the submission and approval of a Construction Management Plan prior to the commencement of the site's development, including any works of demolition. Accordingly, please find enclosed the following to meet the requirements of condition 9 of the site's outline permission ref. Y/5/17/OUT:

- A Site Wide Elements Plan ref. 19.14.102

Please note that the Site Wide Elements Plan ref. 19.14.102 is based upon the revised Site Layout Plan ref. 19.14. P101_U, which I submitted to you by email on 22 May 2019

Condition No. 10

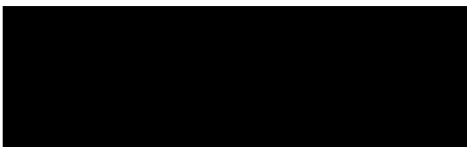
Condition no. 10 of the site's outline permission ref. Y/5/17/OUT requires the submission and approval of four components of a scheme to deal with the risks associated with contamination of the site prior to the commencement of the site's development. The condition requires the scheme's first and second components to be submitted prior to any works of demolition on site. Accordingly, please find enclosed the following to meet the requirements of parts 1 and 2 of condition 10 of the site's outline permission ref. Y/5/17/OUT:

- A Desk Study Report ref. GE16133-DSR-JAN17 and dated 21 January 2017, prepared by Geo-Environmental Services Ltd; and
- A Main Investigation Report ref. 17034/MIR and dated August 2018, prepared by Solis Ltd.

Concluding Comments

I hope this letter and the enclosed will be sufficient for you to validate my client's application. If not, or if you have any queries, please contact me. Otherwise, I will look forward to receiving confirmation of the application's validity and to working with you to secure the discharge of condition nos. 9 and 10 pursuant to outline permission ref. Y/5/17/OUT as soon as possible.

Yours sincerely
for MatPlan Limited



Matthew Utting BSc(Hons) DipTP MRTPI
Director



Encs.

Copy: Mr K Wawman, Director, Crayfern Homes Ltd
Mr P Spratt & Ms E James, Crayfern Homes Ltd