

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

28 August 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. 11, 12, 13, 15 and 30 of Outline Permission Ref. Y/5/17/OUT, for 51 Dwellings**

**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; and
- A copy of the Decision Notice for outline permission ref. Y/5/17/OUT.

The necessary plans and other documentation required for your Authority to deal with the application before you to discharge condition nos. 11, 12, 13, 15 and 30 of outline permission ref. Y/5/17/OUT have been sent to you electronically, via a Dropbox link:

<https://www.dropbox.com/sh/ozoznsevbt9xs3v/AABDGIRF-ww50PMFsQXPur6za?dl=0> .

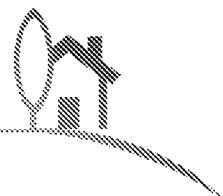
Please note that I have made an online payment for £116, being the fee due to your Authority for dealing with the application before you.

### **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, appearance and landscaping of the site's development were Reserved Matters for later approval. Application ref. Y/4/19/RES was submitted to your Authority on 24 January 2019, for the approval of all Reserved Matters pursuant to the site's outline permission ref. Y/5/17/OUT and the application was granted on 23 August 2019, subject to conditions.

An application to discharge condition nos. 9 and 10 of outline permission ref. Y/5/17/OUT, to enable demolition and site clearance to take place, was submitted to your Authority on 28 May 2019. These conditions were discharged by way of letters issued by your Authority on 6 August 2019.



This letter explains and supports the application now before you to discharge 'pre-commencement' condition nos. 11, 12, 13, 15 and 30 of outline permission ref. Y/5/17/OUT, 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 Nos. 11, 12, 13 and 15**

Pre-commencement condition nos. 11, 12, 13 and 15 of the site's outline permission ref. Y/5/17/OUT require the submission and approval of details for a foul and surface water drainage system and the maintenance and management of a SuDS system for the site's development. Accordingly, please find enclosed the following to meet the requirements of condition nos. 11, 12, 13 and 15 of the site's outline permission ref. Y/5/17/OUT:

- Plan ref. ES1826-501-01-B – Standard Construction Details;
- Plan ref. ES1826-501-02-B – Standard Construction Details;
- Plan ref. ES1826-501-03-A – Standard Construction Details;
- Plan ref. ES1826-501-04-B – Standard Construction Details;
- Plan ref. ES1826-501-05-A – Standard Construction Details;
- Plan ref. ES1826-502-01-C – Drainage Layout;
- Plan ref. ES1826-502-02-D – Drainage Layout;
- Plan ref. ES1826-503-01-D – Longitudinal Sections;
- Plan ref. ES1826-503-02-C – Existing Access Track Longitudinal Section;
- Plan ref. ES1826-503-03-D – Existing Access Track Sections (Sheet 1);
- Plan ref. ES1826-503-04-D – Existing Access Track Sections (Sheet 2); and
- An email dated 21 January 2019 with attachments, from Aggregate Industries UK Ltd to Escher Silverman.

Please note that the details listed above are based as necessary upon the Site Layout Plan ref. 19.14.P101 Rev. X approved by your Authority on 23 August 2019 as part of the reserved matters consent ref. Y/4/19/RES for the site's development. The details have furthermore already been agreed in principle between my client's Drainage Engineers, Escher Silverman, and your Authority's Drainage Engineer, Ms Laura Gibbons; and I enclose for your information copies of emails exchanged between 30 July 2019 and 22 August 2019 in this respect.

Please also note that my client's Drainage Engineers, Escher Silverman, will be making an application to the West Sussex Flood Risk Partnership for Ordinary Watercourse Land Drainage Consent (OWC) in respect of condition no. 14 of the site's outline permission ref. Y/5/17/OUT. I have arranged for you to be notified when my client's application for OWC has been granted.

### **Condition No. 30**

Pre-commencement condition no. 30 of the site's outline permission ref. Y/5/17/OUT requires the submission and approval of details to demonstrate that the site's development will derive at least 10% of its energy supply from decentralised and renewable or low carbon energy sources. Accordingly, please find enclosed the following to meet the requirements of condition 30 of the site's outline permission ref. Y/5/17/OUT:

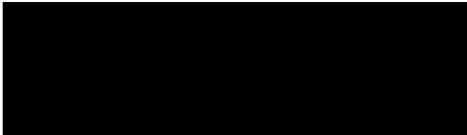
- A letter dated 8 July 2019 with enclosures, from Nick Jones Project Management;
- SAP Worksheets and Compliance Reports for each of the 51 dwellings granted by the site's outline permission ref. Y/5/17/OUT and linked reserved matters consent ref. Y/4/19/RES; and

- Plan ref. 19.14.114, confirming the positions for heat pumps for each of the 51 dwellings granted by the site's outline permission ref. Y/5/17/OUT. This plan is based upon the Site Layout Plan ref. 19.14.P101 Rev. X approved by your Authority on 23 August 2019 as part of the reserved matters consent ref. Y/4/19/RES for the site's development.

### **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. 11, 12, 13, 15 and 30 of 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, Managing Director, Crayfern Homes Ltd  
Mr P Spratt & Ms E James, Crayfern Homes Ltd