



Raymond Cole
Plainview Planning
 Clarendon House
 42 Clarence Street
 Cheltenham
 GL50 3PL

Planning Department

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



Our Ref:1888/RCIWC/
 Planning Portal Ref: PP-06521703
9th November 2017

Dear Sir/Madam,

Application for the approval of details reserved by condition.

Land at Kings Close, Yapton, BN18 0EX.

Plainview Planning Ltd has been instructed by Mr Stephen Fletcher to submit an application for the approval of details reserved by conditions, pursuant to an outline planning permission (Y/22/14) granted on 14th November 2014 for residential development on land at Kings Close, Yapton. The conditions are numbered 9, 11, 12, 14 and 15.

The application has been submitted via the Planning Portal today.

Condition 9 requires the submission of plans and details of covered and secure cycle parking facilities. These details are shown on the drawings 16024-RM115-116 Bike Sheds and 16024 RM101 REVB Proposed Site Layout.

Condition 11 requires the submission of a Construction Management Plan. A Construction Management Plan, including the drawing numbered 16024-RM101-SCHEMATIC-23.10.17, accompanies the application.

Condition 12 requires details of a reptile survey and mitigation plan to be submitted. A Reptile Survey and Mitigation Plan accompanies the application.

Condition 14 requires the submission of an ecological enhancement scheme. Specifically, the condition requires the scheme to pick up the recommendations from the reports that



supported the outline application. An enhancement scheme is included in the submitted Reptile Survey & Mitigation Plan.

Condition 15 requires details of a land contamination assessment, appraisal and remediation strategy. Full details are set out in the following:

- Japanese Knotweed Assessment 1 March 2017
- 16024-RM101-OL-KW Japanese Knotweed Overlay
- Land Quality Assessment Report 24 March 2017
- Land Quality Assessment Phase 2 Report 5 October 2017
- Land Quality Assessment Report - Response from Arun DC dated 19 October 2017
- Environment Agency Letter (HA201711930803-L01) dated 24 October 2017, and
- Remediation Summary 2 November 2017.

I trust you will find that sufficient information has been provided to enable the formal discharge of each of these conditions. However, if you have any questions or require further details, please do not hesitate to contact me.

Yours faithfully

Raymond Cole

Raymond Cole BA(Hons) BTP PGDip MRTPI

