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

24 October 2019

Our ref: 1818

Your ref: Y/5/17/OUT

FAO: MR S DAVIS, PRINCIPAL PLANNING OFFICER

Dear Mr Davis

Application to Discharge Condition No. 18 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;
- A copy of the Decision Notice for outline permission ref. Y/5/17/OUT; and
- The necessary documentation required for your Authority to deal with the application before you to discharge condition no. 18 of outline permission ref. Y/5/17/OUT, as explained in more detail below.

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.

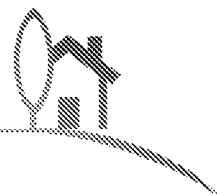
Background to the Application

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 no. 18 of outline permission ref. Y/5/17/OUT, with reference to the enclosed documentation; and should therefore be regarded as forming part of the application before you.



Condition No 18

Pre-commencement condition no. 18 of the site's outline permission ref. Y/5/17/OUT requires "...a strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site..." to be submitted to and approved by your Authority prior to the commencement of the site's development.

Accordingly, please find enclosed the following to meet the requirements of condition no. 18 of the site's outline permission ref. Y/5/17/OUT:

- A letter dated 1 October 2019 and associated Contract from BT Openreach, which confirm that my client's development has been registered to receive the fastest available broadband.

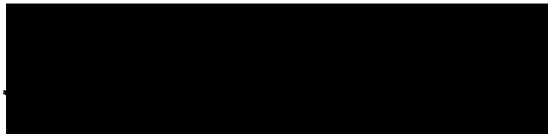
Indeed, you will note that the letter dated 1 October 2019 from BT Openreach confirms that depending upon their choice of communications provider, residents on site could "...benefit from speeds of up to 1Gbps enabling them to stream HDTV, play computer games and write emails simultaneously, providing the best communications experience..."

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 no. 18 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