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town planning

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Our ref: IM/JCC/CJ/5344/Church/Conditions/Arun DC 20052013
Appeal Ref: APP/C3810/A/12/2180766
Planning Application Ref. AL/29/12

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

20 May 2013

Planning Portal Ref: PP-02655990

Dear Sir/Madam

LAND AT LIMMER POND STABLES, CHURCH ROAD, NYTON, ALDINGBOURNE

On behalf of our client, Mr T Smith, we have submitted a planning application for discharging conditions 4 (i) and 5 of the Inspector's decision, under ref: APP/C3810/A/12/2180766, dated 8th March 2013. The application has been given a reference number PP-02655990.

The application submission comprises the following documents:

- Completed and signed application form;
- Existing/Proposed Site Layout Plan – drawing ref: CTP/5344/DRG1 (R2);
- Planting Plan – drawing ref: CTP/13539/100;
- Schedule of Landscape Works – Specification & Maintenance (Years 1-5); and
- Details of Septic Tank which is installed on the site;

I am pleased to enclose a planning fee cheque for £97, made payable to Arun District Council, a receipt for which will be appreciated along with your formal acknowledgement of the application.

Condition 4 (i)

This condition requires that "Within 3 months of the date of this decision a scheme for: the means of foul and surface water drainage of the site; the internal layout of the site, including the siting of caravans, hardstanding, parking and amenity areas; tree, hedge and shrub planting including details of species, plant sizes and proposed numbers and densities; and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of development (hereafter referred to as the site development scheme) shall have been submitted for the written approval of the local planning authority and the said scheme shall include a timetable for its implementation."

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It should be noted that, in July 2012, the development has already been carried out on the site to provide a pitch and a mobile home for a Gypsy. The appellant, Mr Ted Smith Jnr, moved onto the appeal site in September 2012, which was informed to the local authority by email of 25th September 2012, and the Planning Inspector noted during his site visit on 6th December 2012. Following the appeal decision in March 2013, a detailed site layout plan has been prepared showing the work carried out on the site. The attached existing/proposed site layout plan (ref: CTP/5344/DRG1 (R2)) shows the internal layout of the site including the siting of caravans, hardstanding, parking and amenity areas.

It should be noted that the all the finished engineered surfaces on the site is a "permeable" construction and all other areas is greenfield. Therefore, the development will not increase impermeable area on the site and as such there is no requirement for surface water drainage of the site. The water butts will be used to provide storage for collecting rainwater from the roof of the mobile home. The septic tank is installed in connection with the foul drainage of the mobile home. A detail of the installed septic tank is attached with this application.

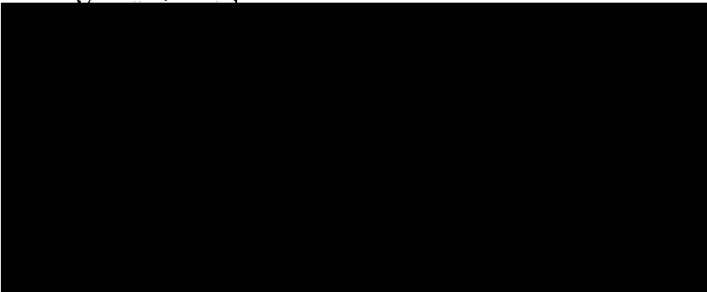
This condition also requires a landscaping scheme. Please find attached landscaping drawing (ref: CTP/13539/100) shows the existing and proposed trees, hedges and shrubs planting including details of species, plant sizes, and proposed numbers and densities.

Condition 5

This condition requires that "At the same time as the site development scheme required by condition 4 above is submitted to the local planning authority, there shall be submitted a schedule of maintenance for a period of five years of the proposed planting, beginning at the completion of the final phase of implementation as required by that condition. The schedule shall make provision for the replacement in the same position of any tree, hedge or shrub that is removed, uprooted or destroyed or dies or becomes seriously damaged or diseased with another of similar size and species as that originally planted. The maintenance shall be carried out in accordance with the approved schedule."

A timetable for implementation of the scheme and its on-going maintenance for five years have been prepared in accordance with the submitted landscaping scheme. The work will be carried out in accordance with the attached 'Schedule of Landscape Works -- Specification & Maintenance (Years 1-5)'.

I trust the attached documents will be sufficient for you to discharge Conditions 4(i) and 5 of this planning permission. If you have any queries or require any additional information please do not hesitate to contact me. I propose to contact you shortly to ascertain progress on the application and the likely timescale to a decision.



Lmaniar@cumanetownplanning.co.uk

cc Mr T Smith

Encs.