

23rd July 2018

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

Dear Juan

RE: LAND AT DAPPERS LANE, ANGMERING

Further to your telephone conversation today with my colleague Emma Patchell regarding the recent refusal of an application for details reserved by condition at the above site (ref A/27/16/PL). This was disappointing and frustrating given that an extension of time had been agreed until 31st July.

However, as discussed and in order to progress matters, I am re-submitting the enclosed details to discharge the pre commencement conditions, such that the permission can be lawfully implemented.

I therefore enclose the following in support of this application:

- Relevant application form
- Documents specified below
- Relevant application fee

The application has been submitted via the planning portal (PP-07153047) and all documents submitted electronically. If hard copy of documents are required however, please do not hesitate to contact me.

Condition 7 – Construction Management Plan

This condition requires a Construction Management Plan, to include demolition works. The condition sets out the requirements of such a plan. A CMP has been prepared so far as possible at this stage and the following document has therefore been prepared and updated to discharge condition 7:

- Construction Management Plan, prepared by Peter Evans Partnership, July 2018

The document provides sufficient comfort of the approach to be adopted and confirms:

- The number, frequency and types of vehicles during construction
- Access and routing
- Parking locations
- Loading and unloading
- Storage
- Security hordings
- Wheelwashing
- Engagement measures

I understand through the recent refusal that the highways response raised no objection to the discharge of the condition, subject to a condition survey of the highway before and after construction. As previously advised in my email of 6th July there is no objection to a condition survey prior to construction, and we

hereby commit to undertaking a condition survey of the highway adjacent to the site (Dappers Lane and Water Lane) prior to commencement of construction and to invite a Member of WSCC Area office to attend. Should any damage to the highway occur that is caused by activities associated with the construction we understand the Highways Authority will look for these to be addressed.

Condition 19 – Tree Protection Measures

This condition requires details of the tree/bush/hedge protection measures to be submitted and approved. A tree protection plan was prepared as part of the original application, and that is resubmitted at this stage in order to discharge the condition.

We therefore submit the following in respect of condition 19:

- Tree Protection Plan (Plan 3A), prepared by Wold Ecology

I can confirm that the tree protection measures are to be in place by 31st July, as previously advised, and once installed I will make contact with the Tree Officer for inspection.

Other Conditions

The only remaining pre commencement condition relates to works within 5m of a watercourse (condition 13). However, I can confirm that the nearest watercourse lies on the other side of Water Lane, and outside of both the application boundary, and a 5m buffer. Therefore no works will be undertaken within such a distance and therefore no further details are required.

All other conditions require details either above Damp Proof Course, other triggers or are restrictive.

S106 Requirements

In terms of pre commencement conditions, the s106 requires that a scheme of highway works be submitted and approved prior to implementation, as defined by the s106. However, we note that demolition works are excluded from the definition of implementation of the s106, thus these clauses need not be discharged until works beyond demolition are undertaken.

Given the recent refusal, despite the fact that we were in negotiations with the Council, I would welcome confirmation that the submitted details will be approved within 3 weeks, noting that the original applications were submitted in February, and it has taken 5 months to get to this point.

Should you have any queries, please do not hesitate to contact me.

Yours Sincerely



Anna Gillings
Director

