

26th February 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 the planning approval granted on the above site (ref A/27/16/PL) for 53 care apartments in February 2017, I am now instructed by Frontier Estates (Mering) Ltd to submit details to discharge the pre commencement conditions, such that the permission can be lawfully implemented. At this stage, we consider that only works of demolition will be undertaken (which of course will trigger commencement of development). Construction works will follow in due course.

You will of course recall that an NMA was granted previously, but subsequently quashed, and then withdrawn. Hence the details to discharge conditions relate to the original authorising permission, which of course is still extant.

I 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 ref (PP -) 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. However, 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

The following document has therefore been prepared to discharge condition 7:

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

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

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.

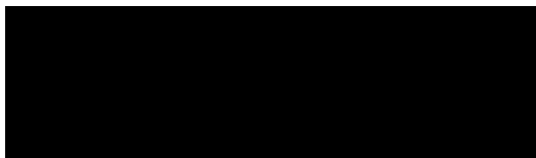
All other conditions require details either above Damp Proof Course, other triggers or are restrictive.

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.

I trust this is acceptable and welcome registration of the application in due course. Should you have any queries, please do not hesitate to contact me.

Yours Sincerely



Anna Gillings
Director

