



30 Carlton Crescent, Southampton, SO15 2EW



Mr D Easton
Planning Department
Arun District Council
Civic Centre
1 Maltravers Road
Littlehampton BN17 5LF

Date: 24th March 2022

Our Ref: 20042

Your Ref:

By email only

Dear David

APPLICATION TO DISCHARGE CONDITIONS 9, 22 AND 28 OF THE OUTLINE CONSENT FOR OUTLINE PERMISSION A/40/18/OUT FOR THE DEVELOPMENT OF UP TO 525 RESIDENTIAL DWELLINGS (CLASS C3), 3 HA (GROSS) OF EMPLOYMENT LAND (CLASS B1), PUBLIC OPEN SPACE, PLAY AREAS, ACCESS, ASSOCIATED INFRASTRUCTURE AND LANDSCAPING ON LAND NORTH OF WATER LANE, ANGMERING

(PLANNING PORTAL REF: PP-11146724)

This application is made on behalf of our client CALA Management Limited and Bellway Homes Limited and seeks to discharge the Conditions 9, 22 and 28 of the above outline consent.

The three reports we have submitted in support of this application are replications of the reports submitted to the Council in December 2021 as part of the current Reserved Matters application A/256/21/RES. In the case of the Noise Report, this was submitted to the Council in November 2021 in support of our client's current application A/248/21/PL. This information has already been the subject of extensive consultation with officers and the general public.

Please find enclosed with this letter our client's Noise Assessment in order to seek the discharge of Condition 9, which states,

Condition 9:

Prior to the commencement of development, a noise mitigation scheme shall be submitted for approval to the Local Planning Authority. The noise mitigation scheme shall include details



Directors: Ian Johnson B.Sc (Hons), MA, PG Dip Uo, MPTP
David Jobbins BSc(Hons) TP, Dip TP, Dip EM, MRTPI
Exec Consultants: Graham Beck JP, MBA, LLB (Hons), B.A.(Hons), Dip TP, M.C.M.I.
Mark Luken MBA, B.Sc (Econ) (Hons), Dip TP, M.C.M.I.



relating to acoustic barriers for properties facing the A27 and Water Lane; and the facade treatment of all houses facing onto the existing light industrial / farm businesses in Dappers Lane and onto the A280, and associated landscaping. The approved noise mitigation shall be implemented in accordance with the details submitted and permanently retained thereafter.

Reason: To avoid unacceptable high levels of noise and in the interests of residential amenity, in accordance with Policy D DM1 and Policy QE DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure the agreed acoustic mitigation measures are implemented prior to the occupation of the development.

Please find enclosed with this letter our client's Energy and Sustainability Statement in order to seek the discharge of Condition 22, which states,

Condition 22:

At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the National Planning Policy Framework) unless it can be demonstrated that a fabric-first approach would achieve an equivalent energy saving. Details and a timetable of how this is to be achieved for each phase or sub phase of development, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority before any development in that phase or sub phase begins. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to secure on site renewable energy in accordance with national planning policy, and in accordance with Policy ECC SP2 of the Arun Local Plan.

Please find enclosed with this letter our client's Drainage Maintenance Schedule in order to seek the discharge of Condition 28, which states,

Condition 28:

Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy W DM1, Policy W DM2 and Policy W DM3 of the Arun Local Plan . It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

We trust this information is sufficient to discharge Conditions 9, 22 and 28 of the outline approval A/40/18/OUT.

Please do not hesitate to contact me if you have any queries.

Yours sincerely



Ian Johnson
Managing Director

