

1720/04-180502
PP- 06950717

FUTURE
PLANNING AND DEVELOPMENT

4 May 2018

2 Wardrobe Place
London EC4V 5AH

Planning Department
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



Dear Sir/Madam

Application for Approval of Details Reserved by Condition 17 (Tree Protection Measures) and Condition 22 (Contamination) of A/132/17/OUT at Quiet Waters, Roundstone Lane, Angmering, BN16 4AX

Future Planning and Development provide planning advice to our client Gold (Angmering) Limited. On behalf of our client we are pleased to enclose details to discharge Condition 17 and 22 of planning permission A/132/17/OUT for “*Outline application with some matters reserved for the demolition of the existing dwelling & construction of 30 No. dwellings*” approved 19 January 2018.

The application has been submitted via the Planning Portal (reference PP-06950717). The application fee of £116 has been paid via the Council’s online payment system.

Condition 17 – Tree Protection Measures

Condition 17 requires details of the tree protection measures for the retained trees, the condition is given in full as follows:

- a) *Prior to the commencement of development or other operations likely to affect trees being undertaken on site a scheme for the protection of the retained trees produced in accordance with BS5837 (Trees in Relation to Construction 2005: Recommendations), which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved protection scheme.*

- b) *No operations affecting trees shall be undertaken on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening of any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place.*
- c) *No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved scheme.*
- d) *Protective fencing shall be retained intact until completion of the phase or sub phase hereby approved and shall not be removed or re-positioned without the prior written approval of the Local Planning Authority.*

The following details are submitted to discharge this condition:

- i. *Existing Tree Survey (Ramsay Landscape and Co)*
- ii. *Tree Protection Plan (Ramsay Landscape and Co)*
- iii. *Arboricultural Impact Assessment (Ramsay Landscape and Co)*

The submitted details, which were submitted as part of the outline application, fully address the requirements of condition 17. All of the works will be carried out in accordance with *BS5837 (Trees in Relation to Construction 2005: Recommendations)*. The AIA provides full details of the tree protection fencing (Figures 1,2 & 3).

Condition 22 – Contamination

Condition 22 requires approval of a scheme to deal with risk of contamination of the site. The condition is given in full as follows:

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. *A preliminary risk assessment which has identified:*
 - *all previous uses*
 - *potential contaminants associated with those uses*
 - *a conceptual model of the site indicating sources, pathways and receptors*
 - *potentially unacceptable risks arising from contamination at the site.*
2. *A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.*

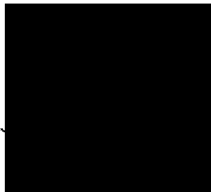
3. *The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.*
4. *A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.*

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved. Where demolition is required 1. and 2. above should be submitted prior to demolition. Parts 3. and 4. can take place post demolition if necessary.

A Site Investigation Report (Hemsley Consulting) is submitted pursuant to the requirements of condition 22. The report concludes that no contamination was found on the site or in the surrounding bunds, and no remediation of the site will be required.

We look forward to receiving your confirmation that the details are acceptable and conditions discharged. Should you require any further information please give a call on the number at the top of this letter.

Yours sincerely



Garry Hutchinson – MRTPI