

1720/04-180505
PP-06998010

23 May 2018

FUTURE
PLANNING AND DEVELOPMENT

2 Wardrobe Place
London EC4V 5AH

Michael Eastham
Planning Department
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Mr. Eastham,

Application for Approval of Details Reserved by Condition 5 (Materials), Condition 6 (SUDs Scheme), Condition 7 (SUDs Management and Maintenance) Condition 10 (Landscaping), Condition 11 (Refuse and Recycling Stores), Condition 12 (Parking Arrangements), Condition 13 (Fire Hydrants), Condition 14 (Renewable Energy), Condition 16 (Cycle Parking), Condition 27 (Noise Assessment) 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 conditions 5, 6, 7, 10, 11, 12, 13, 14, 16 and 27 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-06998010). The application fee of £116 has been paid via the Council's online payment system.

The following applications for discharge of conditions have already been submitted:

- *Condition 15 – Super-fast Broadband (reference A/68/18/DOC)*
- *Condition 17 – Tree Protection Measures (reference A/70/18/DOC)*
- *Condition 22 – Contamination (reference A/70/18/DOC)*
- *Condition 18 – Ecology Mitigation & Management (reference A/68/18/DOC)*
- *Condition 25 – Construction Management Plan (reference A/63/18/DOC)*

The information is submitted in parallel with the reserved matters application in relation to the outline permission (A/132/17/OUT). All of the precedent conditions in

relation to the outline application have now been submitted. The details submitted as part of this application will be explained under the respective headings.

Condition 5 – Materials

Condition 5 requires details of materials, it states:

The details referred to in condition 1 shall include details of the materials and external finishes of the buildings, surfaces for roads/footpaths, means of enclosure and the parking of vehicles, and the provision of samples of such materials and finishes as required. Development shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

The RM matters application includes full details of the materials to be used in the external surfaces of the development. For completeness, the details, as shown on the *Materials Layout (1084-ANG102B Bedaro)* are hereby submitted pursuant to discharging Condition 5. Should the local authority require any samples of the materials these can be provided.

A schedule of the materials is given in the table below and the associated brochure submitted with this application:

Surface	Material	Brand	Colour	Details:
Walls	Brick:	lbstock	Red (multi)	Brochure
Walls	Weatherboard:	Cederal	White	Brochure
Walls	Hanging Tiles:	Redlands	Red Rosemary	Brochure
Walls	Flint	n/a	Mixed	n/a
Roof	Tiles	Marley Edgemere	Grey	Brochure
Paving	Block Paving	Brett Alpha Flow	Autumn Gold	Brochure
Paving	General Paving	Marshall's Indian Sandstone	Grey	Brochure
Doors	Composite	Rockdoor Ultimate Jacobean	White	Brochure
Windows	UPVC	Accura Casement	White	Brochure
Fence	Post and Rail	n/a	Natural	1084-ANG150
Fence	1800mm	n/a	Natural	1084-ANG151
Fence	1500mm	n/a	Natural	1084-ANG152
Cycle Store	Shed	n/a	Natural	1084-ANG153
Playspace	Bandrake Seat	Playdale	Natural	Brochure
Playspace	Cradle Swing	Playdale	Natural	Brochure
Playspace	Zig-zag	Playdale	Natural	Brochure
Playspace	Scamble	Playdale	Natural	Brochure
Playspace	Tothill	Playdale	Multi	Brochure

Condition 6 – SUDs Scheme

Condition 6 requires details of the surface water drainage scheme in accordance with the criteria set out in the full condition, given as follows:

Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage.

The following information is submitted to discharge the condition:

- *Drainage Design Statement (Curtins)*
- *Proposed Plot Drainage Scheme (J5762/EX01 Bell Munro)*
- *Proposed Drainage Details (J5762/EX02 Bell Munro)*

The condition requires that design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SuDS Manual produced by CIRIA. In this instance, the use of infiltration to ground is the highest method listed in the order of priority by the Building Regulations (Part H) and therefore the design complies with the requirements.

The condition also requires that winter groundwater monitoring to establish highest annual ground water levels and percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage. The BRE365 document suggests that groundwater levels should preferably be established in the winter to spring period. The BH infiltration tests were undertaken during May 2018. In the UK, spring months are considered to be March, April and May and therefore the tests would represent conditions during the highest groundwater levels.

Condition 7 – SUDs Maintenance

Condition 7 requires the details of the SUDs maintenance. The condition is given as follows:

Development shall not commence until full details of the maintenance and management of the SuDS 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 (a) details of financial management of the site including arrangements made in the event that the management company (or any subsequent management company) is no longer able to fulfil its duties; and (b) arrangements for the replacement of major components at the end of the manufacturers recommended design life.

A *SUDs Maintenance Plan (Bell Munro)* is submitted to discharge this condition. This sets out the maintenance programme for the SUDs system.

The *SUDs Maintenance Plan* explains that the system will be managed and maintained by a Management Company to be set up by the applicant.

The Management Company will be set up prior to the occupation of the first dwelling. The Management Company will be responsible for the management and maintenance of the SUDs outside of the area adopted by West Sussex County Council (ESCC). The maintenance will be carried out by an appointed specialist engineer retained by the Management Company on a fixed contract (of at least 1 year). This will be paid for by the Management Company in perpetuity via an annual maintenance fee for the upkeep of the communal areas including the SUDs system

The *SUDs Maintenance Plan* also details the arrangements for the replacement of major components. It explains that all elements will be routinely inspected for damage and will be replaced accordingly.

Condition 10 – Landscaping

Condition 10 sets out the requirements for the landscaping details to be included within the reserved matters application:

The landscaping and layout particulars to be submitted in accordance with Condition 1 shall include:

- i. Details of all existing trees and hedgerows on the land, showing which are to be retained and which removed;*
- ii. Details of the positions, height, design, materials and type of boundary treatment to be provided;*
- iii. Details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree.*
- iv. The detailed landscape design for the development including the layout and design of the public realm within the development.*
- v. Details of the play areas and public open spaces.*
- vi. Details of the surfacing, lighting, and signage of all footpaths, cycle routes and a phasing plan for their provision;*

No hedge or tree shall be felled, uprooted or otherwise removed before, during or after the construction period except where removal is indicated on a plan approved by the Local Planning Authority.

The RM matters application includes all of the details as required by Condition 10 on the follows plans:

- *Site Layout Plan (1084-ANG101H Bedaro)*
- *Materials Layout (1084-ANG102B Bedaro)*

- Detailed Landscape Proposal (2901/1 Rev B Rosetta)
- Post and Rail Fence (1084-ANG150 Bedaro)
- 1800mm Close Boarded Fence (1084-ANG151 Bedaro)
- 1500mm Close Boarded Fence (1084-ANG152 Bedaro)
- Cycle Parking Plan / Stands (1084-ANG153 Bedaro)
- Playspace Equipment (bandrake seat, cradle swing, zig-zag, scramble, tothill)
- Tree Layout Plan (NJCL252A Nicholas Jones Consultants)
- Tree Removal Plan (NJCL252B Nicholas Jones Consultants)
- Tree Protection Plan (NJCL252C Nicholas Jones Consultants)

Landscape Phasing

With regards to the phasing of the landscaping; it is proposed that there will be two distinct phases of development, the *first phase* being the completion of the apartment block and houses along the frontage which includes all of the affordable housing and the *second phase* being the completion of the market housing in the remaining part of the site.

All of the landscaping including private gardens, communal amenity space and playspace will be completed prior to the occupation of this *first phase*. The landscaping related to the *second phase*, comprising the market dwellings will be completed following the first occupation of the *second phase*. All landscaping across the site will be completed prior to the first occupation of the market housing.

Phase	Plots	Elements to be completed prior to occupation of phase
Phase 1	1-4 & 23-30 (apartment block)	– All private gardens – Play area and playspace – All communal amenity areas for apartments
Phase 2	5-22	– All private gardens – All communal landscaping within development

Condition 11 – Refuse Stores

Condition 11 requires details of the refuse and recycling stores. Full condition as follows:

No dwelling shall be occupied until refuse and recycling bins have been provided and space has been laid out for their storage in relation to that dwelling in accordance with details that shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter these areas shall not be used for any purpose other than the storage of refuse and recycling bins.

The refuse stores are shown on the submitted *Materials Layout (1084-ANG102B Bedaro)*. Each house will have a refuse store area in the rear garden with room for a refuse and recycle wheelie bin. Wheelie bins will be brought to the access road on collection days; all of the bin stores are within 25m of the collection points. A refuse

lorry can enter into the site and turn, as demonstrated on the submitted *Tracking Drawings (J5752/HW03 & J5752/HW04 Bell Munro)*. The apartment block has a communal bin store area which is conveniently located for collection.

Condition 12 – Parking Layout

Condition 12 requires the parking layout to be laid out in accordance with a drawing and schedule to be submitted and approved by the local authority. Given in full as follows:

“No dwelling shall be occupied until space for that dwelling has been laid out for the parking of cars, motorcycles and cycles in relation to that dwelling in accordance with a drawing and schedule to be submitted to and approved in writing by the Local Planning Authority. These areas shall thereafter not be used for any purpose other than the parking of cars, motorcycles and cycles”

The parking layout, including allocation of parking is shown on the *Tracking Drawings (J5752/HW03 & J5752/HW04 Bell Munro)*. The parking is allocated in accordance with the following schedule:

<i>Parking</i>	<i>Location</i>	<i>Spaces</i>
Allocated Parking	2 units per house	44 spaces
Unallocated	Apartments car park	10 spaces
Visitor	Adjacent to play area (x4) and P18 (x2)	6 spaces
<i>Total</i>		<i>60 spaces</i>

The *Tracking Drawings* show how an 11.3m refuse vehicle can enter and exit the site safely.

Condition 13 – Fire Hydrants

Condition 13 requires the provision of fire hydrants within the site.

No development hereby permitted shall be commenced until a scheme for the location and installation of fire hydrants has been submitted to and approved in writing by the Local Planning Authority. For the purposes of this condition the scheme shall be in accordance with the Guidance Note: The Provision of Fire Hydrants and an Adequate Water Supply for Fire Fighting as published by West Sussex Fire and Rescue Services (as amended from time to time). No building hereby permitted shall be occupied until the fire hydrant(s) required to serve that building have been installed in accordance with the approved scheme.

The fire hydrants are shown on the submitted *Materials Layout (1084-ANG102B Bedaro)*. A Fire Hydrant is located adjacent to Plot 18, the number and location of the fire hydrant accords with the guidance note referenced in Condition 13.

Condition 14 – Renewable Energy

Condition 14 requires 10% of energy to come from renewable or low carbon sources. The condition is given in full as follows:

“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, March 2012). 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.

The following details are submitted to discharge this condition:

- *Renewable Energy Statement (Keeping Blue)*
- *Solar PV Brochure (Sun Station)*
- *Apartments Rear and Side Elevations (1084-ANG113B Bedaro)*
- *House Type A – Plans and Elevations (1084-ANG114A Bedaro)*
- *House Type B – Plans and Elevations (1084-ANG115B Bedaro)*
- *House Type C – Plans and Elevations (1084-ANG116B Bedaro)*
- *House Type D – Plans and Elevations (1084-ANG117B Bedaro)*

The *Renewable Energy Statement* demonstrates that solar PV panels are the most appropriate means of renewable energy to the development.

The building will achieve a 10.61% saving using an array of solar PV panels (0.5kWp per house and 0.25kWp per apartment, 13kWp total peak output). The location of the solar PV panels can be seen on the elevation drawings.

Condition 16 – Cycle Parking

Condition 16 requires the details of cycle parking for the development. The full condition is given as follows:

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

The details to discharge this condition are provided on the following plans:

- *Cycle Parking Details (1084-ANG153 Bedaro)*
- *Materials Layout (1084-ANG102B Bedaro)*

For the 22 houses a bike shed is provided in the rear garden. For the flats, a communal bike store holding 10 bikes is provided.

Condition 27 – Noise Assessment

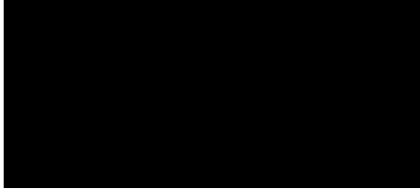
Condition 27 requires a Noise Report to demonstrate the predicted noise levels at the nearest noise sensitive receptors. The condition is given in full as follows:

- A. *Prior to the commencement of development, the applicant shall submit a report prepared in accordance with the provisions of BS4142, to demonstrate the predicated noise levels at the nearest noise sensitive residential location caused by any noise generating business in the locality. As necessary, a scheme shall then be provided to demonstrate that the internal noise levels within the residential units will conform to the "indoor ambient noise levels for dwellings" guideline values specified within BS 8233: 2014, Guidance on Sound Insulation and Noise Reduction for Buildings, which shall be submitted to and approved in writing by the Local Planning Authority. The scheme should take into account the correct number of air changes required fro noise affected rooms. The work specified in the approved scheme shall be carried out in accordance with the approved details prior to occupation of the properties and be retained thereafter.*
- B. *Prior to the commencement of development, a scheme shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the external noise levels within the curtilage of the residential units will conform to the "design criteria for external noise" upper guideline value of 55 dB LAeq,T, as specified within BS 8233: 2014, Guidance on Sound Insulation and Noise Reduction for Buildings. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.*
- C. *Before first occupation of any dwelling where unacceptably high levels of noise are likely to be experienced, then post validation testing shall be undertaken by a competent person to determine compliance with the acoustic report and BS 8233. This must be submitted and agreed in writing with the Local Planning Authority before first occupation*

A Noise Report (RBA Acoustics) is submitted to discharge elements A & B of this condition. The Noise Report has been prepared upon the basis of the glazing and external walls as specified on the reserved matters plans and the materials submitted pursuant to discharging Condition 5.

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