

1720/04-181001
A/82/18/DOC

17 October 2018

FUTURE
PLANNING AND DEVELOPMENT

2 Wardrobe Place
London EC4V 5AH

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

Dear Mr. Eastham,

A/82/18/DOC - 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

Following the submission of agreed revisions to our Reserved Matters application we are submitting amendments to some of the 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.

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 amended *Materials Layout (1006-ANG102F Southmill)* were submitted pursuant to discharging Condition 5 and the specification has not changed as a result of the amendments to the scheme. 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 brochures 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	Surcav	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	1006-ANG150
Fence	1800mm	n/a	Natural	1006-ANG151
Fence	1500mm	n/a	Natural	1006-ANG152
Cycle Store	Shed	n/a	Natural	1006-ANG153
Playspace	Bandrake Seat	Playdale	Natural	Brochure
Playspace	Zig-zag	Playdale	Natural	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:

- Proposed Plot Drainage Scheme (J5762/EX01 revE Bell Munro)
- Proposed Site Layout (J5762/EX11 Bell Munro)
- Drainage Calculations Rev A (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.

The SUDS strategy and drainage design has been fundamentally revised in consultation with the Council's drainage engineers and we look forward to confirmation that the approach now proposed is acceptable.

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 revised *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 (1006-ANG1010 Southmill)*
- *Materials Layout (1006-ANG102F Southmill)*
- *Detailed Landscape Proposal (2901/1 Rev E Rosetta)*
- *Post and Rail Fence (1006-ANG150 Southmill)*
- *1800mm Close Boarded Fence (1006-ANG151 Southmill)*
- *1500mm Close Boarded Fence (1006-ANG152 Southmill)*
- *Cycle Parking Plan / Stands (1006-ANG153 Southmill)*
- *Playspace Equipment (bandrake seat, zig-zag, log walks)*
- *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 three distinct phases of development, the *first phase* being the completion of the houses at the front of the site, Plots 1-7 and 19-22, with the *second phase* being houses in the

middle of the site, Plots 8-11 and 15-18, and the *third phase* being the apartment block and the remaining houses, Plots 12-14 and 23-30.

The landscaping for each phase, including private gardens, communal amenity space, will be completed prior to the occupation of that phase. The LAP play area, including the path linking the play space with the open space in the Cresswell Park development to the north, will be completed prior to the occupation of the *third phase*.

Phase	Plots	Elements to be completed prior to occupation of phase
Phase 1	1-7 & 19-22	– All private gardens – Communal amenity space and landscaping
Phase 2	8-11 & 15-18	– All private gardens – Communal amenity space and landscaping
Phase 3	12-14 & 23-30	– All private gardens – All communal amenity areas for apartments – Communal amenity space and landscaping – LAP play area and footpath link

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 (1066-ANG102F Southmill)*. Each house will have a refuse store area in the rear garden with room for three refuse and recycling wheelie bins. 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/HW03A & J5752/HW04A 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/HW03A & J5752/HW04A Bell Munro)*. The parking is allocated in accordance with the following schedule:

Parking		Spaces
Allocated Parking	2 units per house	44 spaces
Unallocated & visitor	Apartments + visitor parking within scheme	10 spaces
Total		54 spaces

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 (1006-ANG102F Southmill)*. A Fire Hydrant is located between Plot 15 and the apartment block, 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)*
- *Renewable Energy Update Letter (Keeping Blue)*
- *Solar PV Brochure (Sun Station)*
- *Apartments Rear and Side Elevations (1006-ANG113C Southmill)*
- *House Type A – Plans and Elevations (1006-ANG114B Southmill)*
- *House Type B – Plans and Elevations (1006-ANG115C Southmill)*
- *House Type C – Plans and Elevations (1006-ANG116C Southmill)*
- *House Type B1 – Plans and Elevations (1006-ANG200 Southmill)*
- *House Type B2 – Plans and Elevations (1006-ANG210 Southmill)*
- *House Type C1 – Plans and Elevations (1006-ANG220 Southmill)*
- *House Type C2 – Plans and Elevations (1006-ANG230 Southmill)*
- *House Type C3 – Plans and Elevations (1006-ANG236 Southmill)*

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 10.14% 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. A Renewable Energy Update Letter is provided, which confirms that the revisions to the scheme do not alter the conclusions of the original Energy Statement.

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 (1006-ANG153 Southmill)*
- *Materials Layout (1006-ANG102F Southmill)*

For the 22 houses a bike shed is provided in the rear garden. For the apartment building, a secure covered 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 for 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.

A Noise Report Update Letter is also submitted, which confirms that the revisions to the scheme do not alter the conclusions of the original noise report.

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