

Planning Department
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

10 June 2020
Ref: RH/Let/P1456i

Dear Sir / Madam,

Discharge of Conditions 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 19, 20, 21, 22, 23, 29 and 30, and Part Discharge of Condition 24 pursuant to application reference A/51/14/OUT (*Outline Application with Some Matters Reserved for demolition of the existing Manor Nursery Garden Centre and hard standing and redevelopment for 32 dwellings with associated access, public open space and landscaping*) at Manor Nursery, High Street, Angmering, BN16 4AW.

This application has been submitted online via the Planning Portal under reference **PP-08757158** and includes the application form, relevant documentation, and this covering letter.

Please find enclosed details submitted to discharge and part-discharge Conditions pursuant to Application Reference **A/51/14/OUT** at Manor Nursery, Angmering, as highlighted below.

- **Application Form;**
- **Covering Letter;**
- **Schedule of Materials (reference 6345 DO.03 rev A);**
- **Schedule of Materials Images (reference 6345 DO.04);**
- **Statement of Detail (reference 6345 DO.05);**
- **Site Layout Plan (reference 6345-ECE-00-00-XX-A-001 P5);**
- **Window Details Sheet 1 (reference 6345-ECE-00-ZZ-DT-A-3101);**
- **Window Details Sheet 2 (reference 6345-ECE-00-ZZ-DT-A-3102);**
- **Door Details Sheet 1 (reference 6345-ECE-00-ZZ-DT-A-3103);**
- **Door Details Sheet 2 (reference 6345-ECE-00-ZZ-DT-A-3104 rev A);**
- **Door Details Sheet 3 (reference 6345-ECE-00-ZZ-DT-A-3105);**
- **Eaves Detail Sheet 1 (reference 6345-ECE-00-ZZ-DT-A-3106 rev A);**
- **Eaves Detail Sheet 2 (reference 6345-ECE-00-ZZ-DT-A-3107);**
- **Arboricultural Impact Assessment and Method Statement. Tree Retention and Protection (reference LLD1275-ARB-REP-001 rev 02);**

Directors

Chris Barker MATP MRTPI Managing Director
Huw James MRTPI
Adam King RIBA

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- Existing Tree Schedule (reference LLD1275 rev 02);
- Tree Constraints Plan – Sheet 01 (reference LLD1277-ARB-DWG-001 rev 01);
- Tree Constraints Plan – Sheet 02 (reference LLD1277-ARB-DWG-001 rev 01);
- Tree Retention and Protection Plan – Sheet 01 (reference LLD1275-ARB-DWG-002 rev 04);
- Tree Retention and Protection Plan – Sheet 02 (reference LLD1275-ARB-DWG-002 rev 04);
- Construction Management Document and accompanying Plan;
- Pre-Occupation Travel Plan Statement (dated June 2019);
- Email Correspondence from WSCC Highways (dated 1 October 2019);
- Written Scheme of Investigation for an Archaeological Evaluation Excavation document (reference CBAS1167) dated May 2020;
- Reptile Presence / Absence Survey Report (reference LLD1275);
- Preliminary Ecological Appraisal Survey Report and Protected Species Assessment (reference LLD1275);
- Figure No. 01 - Site Habitat Plan;
- Figure No. 01 - Location of Artificial Reptile Refugia;
- Broadband Availability Information Document;
- Planning Condition Information document (dated 20 May 2020 – Version 1.1);
- Proposed Drainage Strategy (reference 102 rev B);
- Proposed Drainage Strategy Schedules (reference 103);
- Proposed Drainage Strategy Schedules (reference 104);
- Proposed Drainage Strategy Schedules (reference 105 rev B);
- Proposed Drainage Strategy Schedules (reference 106 rev B);
- Foul Sewerage Design document (dated 28 June 2019);
- Email Correspondence between CEP and Southern Water (dated 20 May 2020);
- Location of Proposed BRE365 Testing (reference 11 A);
- Proposed Site Surface Water Network Area Plan (reference 60);
- Oakland Site Investigation Documents and Soil Permeability Calculations (total of 14 documents);
- Groundwater Monitoring Results from Ashdown Site Investigation Ltd (total of 3 documents);
- Storm Network Results (total of 9 documents);
- Soakaway Testing Results (total of 9 documents);
- Drainage Maintenance Schedule (dated 18 July 2019);
- Combined Geotechnical and Ground Contamination Risk Assessment (dated April 2015);
- Revised Ground Contamination Risk Assessment Report (dated 29 May 2020);
- Pedestrian and Cycle Links Plan (reference 105 rev A);
- Site Layout Proposed Surface Finishes (reference 103 rev D);
- Proposed Highway Improvement Works (reference 14033/01 rev C);
- Condition 30 Materials Document.

This application relates to the submission of information pursuant to the discharge of Conditions 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 19, 20, 21, 22, 23, 29 and 30, and the part-discharge of Condition 24.

Condition 4

No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority. A 'statement of detail' shall be submitted setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The materials and 'statement of details' so approved shall be used in the construction of the buildings.

Please find enclosed the following documents and drawings which have been prepared in support of the discharge of Condition 4:

- Schedule of Materials (reference 6345 DO.03 rev A);
- Schedule of Materials Images (reference 6345 DO.04)
- Statement of Detail (reference 6345 DO.05)
- Site Layout Plan (reference 6345-ECE-00-00-XX-A-001 P5);
- Window Details Sheet 1 (reference 6345-ECE-00-ZZ-DT-A-3101);
- Window Details Sheet 2 (reference 6345-ECE-00-ZZ-DT-A-3102);
- Door Details Sheet 1 (reference 6345-ECE-00-ZZ-DT-A-3103);
- Door Details Sheet 2 (reference 6345-ECE-00-ZZ-DT-A-3104 rev A);
- Door Details Sheet 3 (reference 6345-ECE-00-ZZ-DT-A-3105);
- Eaves Detail Sheet 1 (reference 6345-ECE-00-ZZ-DT-A-3106 rev A)
- Eaves Detail Sheet 2 (reference 6345-ECE-00-ZZ-DT-A-3107)

It is considered that Condition 4 can be discharged in full.

Condition 5

(a) Prior to the commencement of development or other operations being undertaken on site a scheme for the protection of the retained trees produced in accordance with BS5837:2012 (Trees in relation to design, demolition and construction: Recommendations), which provides for the retention and protection of trees, shrubs and hedges to be retained on or adjacent to the site, including trees which are the subject of a Tree Preservation Order currently in force, 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 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 or 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 protection scheme.

(d) Protective fencing shall be retained intact for the full duration of the development hereby approved and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

Please find enclosed the following documents and drawings which have been prepared in support of the discharge of Condition 5:

- Arboricultural Impact Assessment and Method Statement. Tree Retention and Protection (reference LLD1275-ARB-REP-001 rev 02);
- Existing Tree Schedule (reference LLD1275 rev 02);
- Tree Constraints Plan – Sheet 01 (reference LLD1277-ARB-DWG-001 rev 01);
- Tree Constraints Plan – Sheet 02 (reference LLD1277-ARB-DWG-001 rev 01);
- Tree Retention and Protection Plan – Sheet 01 (reference LLD1275-ARB-DWG-002 rev 04);
- Tree Retention and Protection Plan – Sheet 02 (reference LLD1275-ARB-DWG-002 rev 04).

The above supporting information was also submitted in support of the Reserved Matters application (reference A/38/18/RES) which was approved on 13 December 2018. In this regard, it is considered that Condition 5 can be discharged in full.

Condition 6

No part of the development shall be first occupied until provision has been made within the site in accordance with plans and details to be submitted to and approved by the Local Planning Authority to prevent surface water draining onto the public highway.

Please find enclosed the following information which has been prepared in support of the discharge of Condition 6:

- Planning Condition Information document (dated 20 May 2020 – Version 1.1);
- Proposed Drainage Strategy (reference 102 rev B).

The accompanying document seeks to address all matters as listed under Condition 6 and therefore, it is considered that Condition 6 can be discharged in full.

Condition 7

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Please refer to the enclosed Site Layout Plan (reference 6345-ECE-00-00-XX-A-001 P5) which identifies the locations of the proposed car parking spaces.

The Site Layout Plan is consistent with the Site Plan approved under the Reserved Matters application (reference A/38/18/RES). In this regard, it is considered that Condition 7 can be discharged in full.

Condition 9

No part of the development shall be first occupied until the roads, footways, and casual parking areas serving the development have been constructed, surfaced and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Please refer to the enclosed Site Layout Plan (reference 6345-ECE-00-00-XX-A-001 P5) which identifies the roads, footways and casual parking areas serving the development.

The Site Layout Plan is consistent with the Site Plan approved under the Reserved Matters application (reference A/38/18/RES). In this regard, it is considered that Condition 9 can be discharged in full.

Condition 10

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,

- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.
- building, engineering and other operations to be carried out only between the hours of 0800 and 1800 Monday to Friday, 0800 to 1300 Saturdays and shall not be carried out at any time on Sundays or Public Holidays;

Please find enclosed a Construction Management Document and accompanying Plan which is considered to address all matters as listed under Condition 10. In this regard, it is considered that Condition 10 can be discharged in full.

Condition 11

No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Please find enclosed a Pre-Occupation Travel Plan Statement (dated June 2019) which has been prepared in support of the discharge of Condition 11.

The Pre-Occupation Travel Plan Statement was issued to West Sussex County Council (WSCC) Highway Team on 1 October 2019 and was subsequently recommended for discharge by WSCC Highways on 1 October 2019. Please refer to the accompanying email for reference.

In this regard, it is considered that Condition 11 can be discharged in full.

Condition 12

Development shall not commence until a programme of archaeological work has been implemented in accordance with a written Archaeological Mitigation Strategy document to be submitted to and approved by the Local Planning Authority. The Mitigation Strategy shall include commitments to:

- carry out on site archaeological investigation in accordance with an agreed project design;
- preserve in situ and intact non-designated archaeological heritage assets that are demonstrably of equivalent significance to scheduled monuments (with reference to Historic Environment guidance in Paragraphs 132, 133 and 139 of the National Planning Policy Framework (March 2012));

- fully investigate, record, analyse and report, to a specification to be submitted to and approved by the Local Planning Authority, and to a standard proportionate to their significance, archaeological heritage assets that unavoidably will be affected adversely by development-related ground excavations;

- prepare and implement satisfactory procedures to communicate the findings of archaeological investigation to the local community.

Please find enclosed a Written Scheme of Investigation for an Archaeological Evaluation Excavation document (reference CBAS1167) dated May 2020 which has been prepared in support of Condition 12.

The accompanying document seeks to address all matters as listed under Condition 12 and therefore, it is considered that Condition 12 can be discharged in full.

Condition 13

No development or preparatory works to be undertaken until an ecological mitigation report, as outlined in section 7 of the supporting Ecological Survey, Proposed Mitigation, Compensation & Ecological Enhancements (November 2013), has been submitted to and approved by the Local Planning Authority; mitigation shall be implemented in accordance with the approved details and timing of the works, unless otherwise approved in writing by the local planning authority.

Please find enclosed the following documents and drawings which have been prepared in support of the discharge of Condition 13:

- Reptile Presence / Absence Survey Report (reference LLD1275);
- Preliminary Ecological Appraisal Survey Report and Protected Species Assessment (reference LLD1275);
- Figure No. 01 - Site Habitat Plan;
- Figure No. 01 - Location of Artificial Reptile Refugia.

The above supporting information was also submitted in support of the Reserved Matters application (reference A/38/18/RES) which was approved on 13 December 2018. In this regard, it is considered that Condition 13 can be discharged in full.

Condition 14

Prior to the commencement of development, a strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall take into account the timetable for the delivery of "superfast broadband" (defined as having a headline access speed of 24Mb or more) in the vicinity of the site (to the extent that such information is available). The strategy shall seek to ensure that upon occupation of a dwelling, the provision of the highest available headline speed of broadband service to that dwelling from a site-wide network is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

Please find enclosed 'Broadband Availability Information' document which demonstrates that the minimum access speed of 24MB is achievable in the development.

All residential units on site would be fitted with superfast broadband which would be implemented prior to occupation.

It is considered that Condition 14 can be discharged in full.

Condition 19

Construction of the development shall not commence until details of the proposed means of foul water sewerage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water. No dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Please find enclosed the following information which has been prepared in support of the discharge of Condition 19:

- Planning Condition Information document (dated 20 May 2020 – Version 1.1);
- Proposed Drainage Strategy (reference 102 rev B);
- Proposed Drainage Strategy Schedules (reference 103);
- Proposed Drainage Strategy Schedules (reference 104);
- Proposed Drainage Strategy Schedules (reference 105 rev B);
- Proposed Drainage Strategy Schedules (reference 106 rev B);
- Foul Sewerage Design document (dated 28 June 2019).

The accompanying information seeks to address all matters as listed under Condition 19 and therefore, it is considered that Condition 19 can be discharged in full.

Condition 20

The developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect the public water supply main.

Please find enclosed the Planning Condition Information document (dated 20 May 2020 – Version 1.1) which sets out that negotiations are underway with Southern Water. Please also refer to the email correspondence between CEP and Southern Water to illustrate this.

It is hoped that Southern Water can confirm that the information supplied by CEP on 23 July 2019 is acceptable and that Condition 20 can be discharged in full.

Condition 21

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.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.

Please find enclosed the following information which has been prepared in support of the discharge of Condition 21:

- Planning Condition Information document (dated 20 May 2020 – Version 1.1);
- Proposed Drainage Strategy (reference 102 rev B);
- Proposed Drainage Strategy Schedules (reference 103);
- Proposed Drainage Strategy Schedules (reference 104);
- Proposed Drainage Strategy Schedules (reference 105 rev B);
- Proposed Drainage Strategy Schedules (reference 106 rev B);
- Location of Proposed BRE365 Testing (reference 11 A);
- Proposed Site Surface Water Network Area Plan (reference 60);
- Oakland Site Investigation Documents and Soil Permeability Calculations (total of 14 documents);
- Groundwater Monitoring Results from Ashdown Site Investigation Ltd (total of 3 documents);
- Storm Network Results (total of 9 documents);
- Soakaway Testing Results (total of 9 documents).

The accompanying information seeks to address all matters as listed under Condition 21 and therefore, it is considered that Condition 21 can be discharged in full.

Condition 22

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 details of financial management and arrangements for the replacement of major components at the end of the manufacturers recommended design life. Upon completed construction of the SuDs System, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Please find enclosed a Drainage Maintenance Schedule (dated 18 July 2019) which seeks to address the requirements as set out in Condition 22. As such it is considered that Condition 22 can be discharged in full.

Condition 23

No dwelling shall be occupied until refuse and recycling bins have been provided and space has been laid out for the 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.

Please refer to the enclosed Site Layout Plan (reference 6345-ECE-00-00-XX-A-001 P5) which identifies the locations of the refuse and recycling bins for each dwelling.

The Site Layout Plan is consistent with the Site Plan approved under the Reserved Matters application (reference A/38/18/RES). In this regard, it is considered that Condition 23 can be discharged in full.

Condition 24

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**
 - 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.

Please find enclosed the following information which has been prepared in support of the part-discharge of Condition 24:

- Combined Geotechnical and Ground Contamination Risk Assessment (dated April 2015);
- Revised Ground Contamination Risk Assessment Report (dated 29 May 2020).

The accompanying reports are considered to address Parts 1, 2 and 3 of Condition 24 however, Part 4 cannot be addressed until the verification plan has been produced. The verification plan will be submitted prior to first occupation of any dwelling, in accordance with Condition 26 which requires the submission of a verification report.

It is considered that Condition 24, Parts 1, 2 and 3 can be discharged. It is requested that Condition 24, Part 4 does not need to be discharge prior to commencement but can be discharged prior to first occupation of any dwelling. We would appreciate your written confirmation to this as soon as possible.

Condition 29

No development shall take place until details of the following works have been submitted to and been approved in writing by the Local Planning Authority:

- 1) Detail of measures taken to provide pedestrian and cycle linkages between the application site and the proposed development A/82/12/.**

2) Measures to restrict vehicular access between the site and the development proposed in application A/82/12 to emergency vehicles only.

The dwellings hereby permitted shall not be occupied until these works have been completed in accordance with the approved details.

Please find enclosed the following information which has been prepared in support of the discharge of Condition 29:

- Planning Condition Information document (dated 20 May 2020 – Version 1.1);
- Pedestrian and Cycle Links Plan (reference 105 rev A).

The approved access from the High Street in our view provides for a suitable point of entry for all vehicles including larger / emergency vehicles. Indeed, the southern access being retained for emergency vehicle usage was included in the Outline scheme only on the request of Ward Members as set out within the Committee Report Update:

“Should committee wish to approve the application, it is requested that the committee limit access to and from High Street only to and from this development and limit access to emergency vehicles only to the neighbouring development.”

The Reserved Matters application (reference A/38/18/RES) received consent to extinguish the southern access entirely allowing only for pedestrians / cycle movements through to sites in the south. In so doing, a more useable area of Open Space in the south-west corner of the site has been allowed for to replace the narrow strip of landscaping on the western side of the site. This also has the benefit of eliminating the potential for ‘rat running’ through the site including by motor bikes.

All roads can accommodate emergency and waste vehicles.

To conclude, it is considered that Condition 29 can be discharged in full.

Condition 30

No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for the Off Site Highway Works as shown on approved plan "Proposed Highway Improvement Works 14033/01 Rev C" have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the highway works.

Please find enclosed the following information which has been prepared in support of the discharge of Condition 30:

- Planning Condition Information document (dated 20 May 2020 – Version 1.1);
- Site Layout Proposed Surface Finishes (reference 103 rev D);

- Proposed Highway Improvement Works (reference 14033/01 rev C)
- Condition 30 Materials Document.

The accompanying information seeks to address all matters as listed under Condition 30 and therefore, it is considered that Condition 30 can be discharged in full.

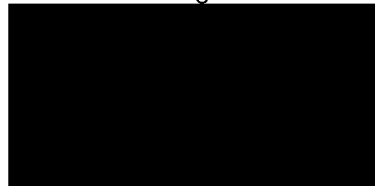
Conclusion

To conclude, it is considered that the enclosed information is sufficient to discharge conditions 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 19, 20, 21, 22, 23, 29 and 30 and part discharge condition 24, pursuant to application reference A/51/14/OUT at Manor Nursery, Angmering.

We look forward to receiving written confirmation of the discharge of these conditions in the very near future.

If you have any further queries or require further information please contact me on [REDACTED]

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director