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Mr M Whitwell
Mountford Pigott LLP
Ocean House
50 Kingston Road
New Malden KT3 3LZ

5 June 2020

Please ask for:
Michael Eastham
Planning Department
Direct Line: 01903 737772

Our Ref: BE/21/20/DOC

Dear Mr Whitwell,

Part 5 of the Town & Country Planning (Development Management Procedure) Order 2015
Approval of details reserved by condition imposed under ref. BE/135/18/PL relating to
Condition No. 10 (full permission) regarding details of the hard and soft landscaping.

Land at Salt Box, West of Shripney Road, Bognor Regis

Notification regarding the above application:

Condition 10 (full planning permission)

Prior to the commencement of development of each individual unit (i.e. Units 4-9 inclusive) shall not commence until full details of hard and soft landscape works for the respective unit, including an implementation programme, have been submitted to and been approved in writing by the Local Planning Authority. Hard landscape works shall include:

- (a) proposed finished levels and/or contours,*
- (b) boundary details and means of enclosure,*
- (c) vehicle and pedestrian access and circulation areas,*
- (d) hard surfacing areas,*
- (e) minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting etc.),*
- (f) proposed and existing functional services above and below ground (e.g. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes, supports etc.).*

Soft landscape works shall include:

- (g) planting plans*
- (h) written specifications (including soil depths, cultivation and other operations associated with plant and grass establishment);*
- i) schedules of plants noting species, planting sizes and proposed numbers/densities; and*

j) replacement planting if trees and shrubs die.

All hard and soft landscaping works shall be carried out in accordance with the approved details, the approved implementation programme and British Standard BS 4428:1989 Code of Practice for General Landscape Operations. The developer shall complete the approved landscaping works and confirm this in writing to the Local Planning Authority prior to the date agreed in the implementation programme.

Reason: To ensure the provision and establishment of acceptable landscape in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure the correct hard landscaping is implemented.

Decision:

Arun District Council have decided to **PART APPROVE details reserved by this condition**

The following information submitted regarding Condition 10(f) imposed on the full planning permission relating to the submission of full details of proposed and existing functional services above and below ground (e.g. drainage) for Unit 2 and the Estate Roads; and for Units 4, 5 and 8 is part approved and the condition is hereby part discharged.

Documents

SAL-HYD-XX-ZZ-RP-C-0010 Rev. 06 – Technical Design Note: Unit 2 and Estate Road Drainage Details.

SAL-HYD-XX-ZZ-RP-C-0011 Rev. 08 – Unit 2 and Access Road Operation and Maintenance Drainage.

SAL-HYD-PH2-ZZ-RP-C-0020 Rev. 02 - Technical Design Note: Phase 2. Units 4, 5 and 8 Drainage Strategy.

SAL-HYD-PH2-ZZ-RP-C-0021 Rev. 02 – Phase 2 – Units 4-8 Operation and Maintenance Drainage.

Plans

- SAL-HYD-PH1-ZZ-DR-C-7010-P09 - Unit 2 Drainage Layout - Sheet 1
- SAL-HYD-PH1-ZZ-DR-C-7020-P12 - Access Road Drainage Layout - Sheet 1
- SAL-HYD-PH1-ZZ-DR-C-7021-P11 - Access Road Drainage Layout - Sheet 1
- SAL-HYD-PH1-ZZ-DR-C-7022-P08 - Access Road Drainage Layout - Sheet 1
- SAL-HYD-PH1-ZZ-DR-C-7210-P04 - Unit 2 External Works
- SAL-HYD-PH1-ZZ-DR-C-7220-P04 - Access Road external works - Sheet 1
- SAL-HYD-PH1-ZZ-DR-C-7221-P03 - Access Road external works - Sheet 2
- SAL-HYD-PH1-ZZ-DR-C-7222-P03 - Access Road external works - Sheet 3
- SAL-HYD-PH1-ZZ-DR-C-7300-P08 - External Details

- SAL-HYD-PH2-ZZ-DR-C-7010_P05 - Units 4, 5 & 8 Drainage Layout
- SAL-HYD-PH2-ZZ-DR-C-7200_P04 - Units 4, 5 & 8 External Works
- SAL-HYD-PH2-ZZ-DR-C-7300_P05 - Units 4, 5 & 8 External details

Condition 10(f) will be fully discharged when the drainage details for Units 6, 7 and 9 have been submitted and approved by the Local Planning Authority.

All of the other hard and soft landscaping details required under Condition 10 for Units 4, 5, 6, 7 and 8 were part approved and part discharged under discharge of condition application **BE/15/20/DOC**.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning
Arun District Council