

DJEW/131/39/1

18 March 2019

55 Spring Gardens
Manchester M2 2BY

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

Dear Sir or Madam

Re: Application to Discharge Conditions 16, 19, 20, 22, 23, and 26 in respect of Planning Permission Ref: BE/61/13/- Hybrid Application - 2: Outline application for 33,116 sq. of mixed commercial and industrial uses, comprising A1, A3, A5, B1, B2 and B8, with associated works and landscaping at Oldlands Farm, Steyning Way, Bognor Regis, PO22 9NN.

We act on behalf of Hanbury Properties Ltd and are instructed to submit a planning application seeking approval of details reserved by condition in respect of the above described development. The application was formally approved by Arun District Council on 19 March 2014, with a number of conditions requiring discharge prior to construction and occupation. Accordingly, we seek to discharge the following conditions:

Condition:	Topic:	Status of Condition:
16	BREEAM report	Prior to commencement
19	Landscaping	Prior to commencement
20	Cycle/ motorcycling parking	Prior to commencement
22	Car parking spaces	Prior to commencement
23	Archaeology	Prior to commencement
26	Remediation strategy	Prior to commencement

This application has been submitted via the Planning Portal (Ref: PP-07712851) on the 18th March 2019. We enclose the following documents relevant to the planning application:

- Condition 16
 - Sustainability & Energy Statement
- Condition 19
 - DLA-1930-L-01-P02
 - DLA-1930-L-02-P02.
 - DLA-1930-L-03-P01
 - DLA-1930-L-04
 - DLA-1930-L-05.
 - DLA-1930-L-06.
 - DLA-1930-L-07
 - DLA-1930-L-09-P01
 - DLA-1930-L-10
 - DLA-1930-L-11

- DLA-1930-L-12
 - DLA-1930-LPMP-01
- Condition 20
 - 1505-PL09-(P1) SITE PLAN
- Condition 22
 - 1505-PL09-(P1) SITE PLAN
- Condition 23
 - Archeological evaluation
- Condition 26
 - Contamination evidence

The planning application fee of £116 has been issued to Arun District Council and has been paid through the Planning Portal website.

Condition 16

Prior to the commencement of construction of a phase, written evidence will be submitted to and approved in writing by the Local Planning Authority that the development is registered with a BREEAM certification body and a pre-assessment report (or a design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the BREEAM level "Very Good". The documentation will include an energy plan showing that a minimum of 10 percent of on-site energy will be produced by low and zero carbon technologies. The statement shall be approved by the Local Planning Authority and the building should be constructed in accordance with the detailed scheme.

Prior to the occupation of each phase of the development a post construction review statement for that phase shall be submitted by the applicant including a BRE certified BREEAM final assessment and associated paper work and approved in writing by the Local Planning Authority.

Condition 19

Development of a phase shall not commence until full details of both hard and soft landscape works, including an implementation program, have been submitted to and 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) *car parking layouts,*
- (d) *other vehicle and pedestrian access and circulation areas,*
- (e) *hard surfacing areas,*
- (f) *minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.),*
- (g) *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*
- (h) *planting plans*
- (i) *written specifications (including soil depths, cultivation and other operations associated with plant and grass establishment) and*
- (j) *schedules of plants noting species, planting sizes and proposed numbers/densities.*

All hard and soft landscaping works shall be carried out in accordance with the approved details, approved implementation program 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 program.

Condition 20

Development of a phase shall not commence until details of the cycle/motorcycle parking and facilities for that phase have been submitted to and approved in writing by the Local Planning Authority. Details shall include the method of securing the cycles and motorcycles and their location, provision of showers and storage lockers and identify which building the parking facilities relate to. The approved cycle/motorcycle parking and facilities associated with each building within the phase shall be provided prior to occupation of that building of development and thereafter be retained for the lifetime of the development.

Condition 22

Prior to the commencement of development of a phase full details of the location and number of parking spaces allocated to and associated with each building within that phase plus details of any car share spaces and charging to be introduced shall be submitted to and agreed in writing by the Local Planning Authority. The parking spaces for each building shall be introduced as agreed prior to first occupation of that building and be retained and maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Condition 23:

Prior to the commencement of development a program of archaeological work including a Written Scheme of Investigation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include an assessment of significance and research questions; and:

1. The program and methodology of site investigation and recording.
2. The program for post investigation assessment.
3. Provision to be made for analysis of the site investigation and recording.
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
5. Provision to be made for archive deposition of the analysis and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

No development shall take place other than in accordance with the Written Scheme of Investigation approved under this condition and the development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the program set out in the Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Condition 26:

No development approved by this planning permission shall take place until a remediation strategy that includes the following components 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 site investigation scheme, based on the Desk Study Review and Preliminary Ground Appraisal letter report to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.*
- 2. The results of the site investigation and the detailed risk assessment referred to in (1) 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 and a program for their implementation.*
- 3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) 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 written consent of the local planning authority.*

In parallel, we are also submitting details required for the discharge of the pre-commencement condition associated with reserved matters application BE/4/17/RES. This has also been submitted via the Planning Portal (Ref: PP-07712914).

I trust that the information provided is sufficient to discharge the above listed conditions and we look forward to confirmation of early validation and determination of this application, however, in the meantime if you require any further information or have any queries in respect of the submitted documentation, please contact the undersigned in the first instance.

Yours sincerely,



Daniel Wheelwright
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Associate - Town Planning

