



GERALDEVE

Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex,
BN17 5LF

72 Welbeck Street, London W1G 0AY



7 May 2015

Our ref: JCW/RTHU/VHA/J6462

Your ref: BE/107/14/PL

Dear Sir / Madam,

Arun Retail Park, Shripney Road, PO22 9NF
Town & Country Planning Act 1990 (as amended)
Discharge of Conditions 3, 5 and 6 of BE/107/14/PL

We write on behalf of our client, Orchard Street Investment Management LLP, to discharge conditions 3 (materials), 5 (landscaping) and 6 (storm water drainage) in full relating to planning permission BE/107/14/PL, granted on 28 October 2014.

Condition 3

Condition 3, in full, states:

"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 roof of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building."

In order to discharge this condition, a materials schedule is submitted here to accompany the physical samples of materials that have already been sent to the Council under a separate cover.

Condition 5

Condition 5, in full, states:

"No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation."

Plans illustrating both the proposed hard landscaping and the proposed soft landscaping are submitted here. Additionally, we have provided a drawing showing kerb detailing for further

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information.

Condition 6:

Condition 6, in full, states:

"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."

Drawings, prepared by Clancy Consulting have been submitted, which highlight the location of drainage locations and detail the drainage systems that will be located below the ground.

Application Documentation

Accordingly, we submit the following items to fully discharge conditions 3, 5 and 6;

- The completed application form, submitted via the portal (ref: PP- PP-04177639);
- Materials schedule, prepared by UrbanEdge, to discharge condition 3;
- Drawings illustrating hard and soft landscaping (Drawing ref: C400 Rev C1, prepared by Clancy Consulting and drawing ref: URB PU 90 00 01 Rev A01, prepared by UrbanEdge) to discharge condition 5; and
- Drawings illustrating groundwater drainage (drawing ref: C200 Rev C1 and C210 Rev C1), prepared by Clancy Consulting, to discharge condition 6.

A cheque for £97.00 payable to Arun District Council is also submitted representing the requisite application fee.

Please contact Rachel Turner or Vanessa Harrison of the above office should you have any questions.

Yours faithfully,



Gerald Eve LLP

