

LHU/CIR.P.1037

30th August 2017

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

Planning Portal Reference: PP-06124913

Dear Sirs,

Town and Country Planning Act 1990

Application to discharge Condition 5, 6, 7, 8, 11, 13, 17, 18, 19, 20, 21, 23, 25 and 26 of approved outline planning application reference: BN/16/12

Land at Former Pollards Nursery, Lake Lane, Barnham

I am instructed by my client Redrow Homes to submit an application in connection with the above site. The application seeks the approval of details required by conditions 5, 6, 7, 8, 11, 13, 17, 18, 19, 20, 21, 23, 25 and 26 of the approved outline planning permission BN/16/12 relating to the following;

- Conditions 5, 6 and 7 – Drainage
- Condition 8 – Materials
- Condition 11 – Tree Retention and Protection
- Condition 13 – Boundaries
- Condition 17 – Ecological Enhancement Measures
- Condition 18 – Reptile Mitigation
- Condition 19 – Bats and Tree Felling
- Condition 20 – Noise
- Condition 21 – Footpath link
- Condition 23 – Road Construction
- Condition 25 – Pedestrian Splays
- Condition 26 – Travel Plan

I now enclose details to discharge these conditions.

Condition 5 states:

"The design shall follow the hierarchy of preference for different types of surface water drainage disposal systems are set out in Approved Document H of the Building Regulations, and the SUDS manual produced by CIRIA. Winter groundwater monitoring to establish highest annual groundwater levels and percolation testing to BRE:365 or similar approval will be required to

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support design of an infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been on implemented in accordance with agreed details. Surface water shall not drain into the public highway."

Condition 6 states:

"The development shall not commence until full details of the maintenance of the proposed SUDS system is set out in a site-specific maintenance manual and has been submitted to, and approved in writing, by the local planning authority. The manual shall include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life."

Condition 7 states:

"The development shall not commence until details of the proposed foul drainage system have been submitted to and approved in writing by the local planning authority. No building shall be occupied until the foul drainage works have been carried out in accordance with the agreed details

Accordingly, please find enclosed the following documentation to discharge Conditions 5, 6 and 7:

Document Title	Reference
Engineering Layout	17071-100 Rev D
External Works 1 of 3	17071-101 Rev B
External Works 2 of 3	17071-102 Rev D
External Works 3 of 3	17071-103 Rev B
Private Drainage Layout	17071-111 Rev B
Private Drainage Layout	17071-112 Rev C
Private Drainage Layout	17071-113 Rev A
Drainage Area Plan	17071-170 Rev E
Flood Routing Plan	17071-190 Rev E
Manhole Schedules	17071-200 Rev B
Manhole Schedules	17071-201 Rev B
Longitudinal Sections 1 of 3	17071-250 Rev B
Longitudinal Sections 2 of 3	17071-251 Rev B
Longitudinal Sections 3 of 3	17071-252 Rev B
Infrastructure Drainage Construction Details	17071-311 Rev A
S16 Control Chamber Construction Details	17071-313 Rev A
Construction Details Headwall and Attenuation	17071-316 Rev B
Private Drainage Construction Details	17071-321 Rev A
Private Drainage Construction Details	17071-322 Rev A
Private Drainage Construction Details	17071-323 Rev A
Pond Cross Sections	17071-330

Calculations	-
Pond Liner Uplift	12.8.2017
Drainage Strategy	Issue 2 dated 30.5.2017
Email from Paul Cann	22.8.2017

Condition 8 states:

"No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roofs of the proposed buildings has been submitted to and approved in writing by the local planning authority. The materials so approved shall be used in the construction of the buildings."

Accordingly, please find enclosed the following additional documentation in support of Conditions 8:

Drawing Title	Drawing Number
Redrow Materials Layout	P16-0421_14-1G

Condition 11 states:

- (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 BS 5837: 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations, which provides for the retention and protection of trees, shrubs and hedges growing 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 operation 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) **The protective fencing shall be retained intact for the full duration of the construction of the development hereby approved and shall not be removed or repositioned without the prior written approval of the local planning authority."**

The plan has been prepared to provide a single composite plan showing the required details. Accordingly, please find enclosed the following composite plan to discharge Condition 11:

Drawing Title	Drawing Number
Tree Removal Plan	JSL2477_710 Rev D
Tree Removal Plan	JSL2477_711 Rev D
Tree Removal Plan	JSL2477_712 Rev D

Condition 13 states:

"No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected between the dwellings hereby approved. The boundary treatments shall be completed in accordance with the approved details before the dwellings are occupied."

Accordingly, please find enclosed the following composite plan to discharge Condition 13:

Drawing Title	Drawing Number
Proposed Boundary Treatment Plan	P16-0421_05-1D
Boundary Treatments Details	P16_0421_06

Condition 17 states:

"Prior to the commencement of development full details of ecological enhancement measures shall be submitted to and approved in writing by the local planning authority. These shall include details of an ecological management plan for the construction phase of the development. The approved details shall thereafter be implemented prior to the first occupation of the development hereby approved."

Condition 18 states:

"Prior to the commencement of development or preparatory works on site, a detailed mitigation and translocation plan for reptiles supporting the reserved matters applications(s) identifying timings and exclusion strategy and features to be employed to improve the receptor site(s) shall be submitted to and approved in writing by the local planning authority. Mitigation shall then be implemented in accordance with the approved details and timing of the works under the

supervision of an Ecological Clerk of Works unless otherwise agreed in writing by the local planning authority."

Condition 19 states:

"Prior to the commencement of development or preparatory works on site, and in accordance with the Bat Survey, an Ecological Clerk of Works will be commissioned to undertake a final check for bats and oversee the 'soft-felling' of trees that have an identified potential for use by bats. Should protected bat species be present, work must stop and Natural England informed. A licence may be required from Natural England may be required before works can recommence, NE will advise. Prior to the commencement of development or preparatory works on site a scheme showing a bat-sensitive lighting strategy produced in liaison with the consultant ecologist shall be submitted for approval along with a detailed plan showing how additional roosting features will be provided on existing mature trees. The development shall be carried out in accordance with the approved details."

Accordingly, please find enclosed the following documentation to discharge Conditions 17, 18 and 19:

Document Title	Reference
RPS Ecological Mitigation and Enhancement Plan	JSL2477_871 rev B (August 2017)

Condition 20 states:

"No part of any dwelling shall be located within 15 m from the boundary fence with them away. Construction work shall not commence until a detailed scheme setting out the mitigation measures for noise sensitive facades and amenity areas, as informed by an agreed noise assessment, has been submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved details prior to the occupation of the dwellings."

Accordingly, please find enclosed the following documentation to discharge Conditions 20:

Drawing Title	Drawing Number
Noise Assessment	JAE9392-REP1-R2

Condition 21 states:

"No part of the development shall be occupied until the pedestrian and cycle link has been provided through the adjoining (Goodacres) site in accordance with the plans and

details which are been submitted to and approved in writing by the LPA."

Accordingly, please find enclosed the following documentation to discharge Conditions 21:

Drawing Title	Drawing Number
Site Layout	P16-0421_03H

Condition 23 states:

"No development shall take place unless and until details of the layout and specification of and construction programme for the roads, including the proposed access into the site, footpaths, foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. The development hereby permitted shall be carried out in accordance with the approved details."

This information should be read in conjunction with the information submitted in relation to the drainage. Accordingly, please find enclosed the following documentation to discharge Conditions 23:

Drawing Title	Drawing Number
Proposed Roads Construction Program and Details	7430_3.6.002

Condition 25 states:

"No part of the development shall be first occupied until pedestrian visibility splayed of 2 m x 2 m have been provided either side of the proposed vehicular access onto Lake Lane in accordance with the plans and details for submitted to and approved in writing by the LPA."

Accordingly, please find enclosed the following documentation to discharge Conditions 25:

Drawing Title	Drawing Number
Site Layout	P16-0421_03H
Access Road Visibility Splay	C85102-SK-001

Condition 26 states:

"No part of the development shall be occupied until a Travel Plan has been submitted to and approved in writing by the LPA. 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."

Accordingly, please find enclosed the following documentation to discharge Conditions 26:

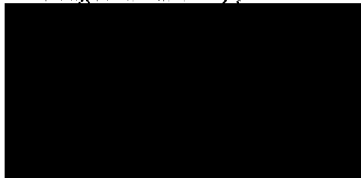
Drawing Title	Drawing Number
Residential Travel Plan	170624/rebar2
Welcome Pack	-

Please find enclosed the following documentation to discharge Conditions 5, 6, 7, 8, 11, 13, 17, 18, 19, 20, 21, 13, 25 and 26;

1. An application for the approval of details required by a condition, duly signed and completed,
2. An electronic copy of all documentation to discharge the above conditions.
3. A cheque for £97 made payable to Arun District Council covering the application fee will be sent under separate cover.

I trust that the above and enclosed provides you with sufficient information to allow this to be validated. Should you require any further information, please do not hesitate to contact me at the above address.

Yours faithfully,



Laura Humphries
Associate Planner
Email: laura.humphries@pegasuspg.co.uk

Enc.

