

LHU/CIR.P.1037

30th November 2016

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

Dear Sirs,

Town and Country Planning Act 1990

Application to discharge Condition 6, 10, 11, 15, 17, 18, 19 and 23 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 6, 10, 11, 15, 17, 18, 19 and 23 of the approved outline planning permission BN/16/12 relating to the following;

- Condition 6 – Maintenance of SUDs
- Condition 10 & 11 – Tree Retention and Protection
- Condition 15 – Energy
- Condition 17 – Ecological Enhancement Measures
- Condition 18 – Reptile Mitigation
- Condition 19 – Bats and Tree Felling
- Condition 23 – Road Construction

I now enclose details to discharge this condition.

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."

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

Document Title	Reference
Redrow & JNP Sustainable Drainage System Maintenance Manual	-

Condition 10 states:

"The landscape details referred to in condition 1 shall include details of all existing trees and hedgerows on the land indicating which are to be retained and which are to be removed. The development shall be carried out in accordance with the approve details. No hedge or tree shall be felled, uprooted or otherwise removed before during or after the construction period except where removal is indicated on a plan approved by the local planning authority.

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. I refer you to the plan for the specific details but in summary, the plans demonstrates;

- Existing trees/hedgerows to be retained,
- Root protection areas (red dashed line)
- Trees to be removed, with numbered reference from the RPS Tree Survey (black dashed line)
- Additional tree/hedgerow removed in addition to the approved Reserved Matters (hatched green)
- Additional tree/hedgerow to be removed from that previously shown (yellow box and number)
- Tree Protection fencing (purple dashed line)
- Details of the protective fence (shown on inset detail)

Accordingly, please find enclosed the following composite plan to discharge Conditions 10 & 11:

Drawing Title	Drawing Number
Tree Removal Plan	JSL2477_717 Rev C

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
Fig 1 Ecological Enhancements	JSL2477_Fig 1 Rev A
Fig 2 Lighting Strategy	JSL2477_Fig 2
Fig 3 Reptile Habitat Present on Site	JSL2477_Fig 3
Fig 4 Reptile Fence Location	JSL2477_Fig 4

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, and I refer you to the Consolidated List of drainage details dated 15.11.16 which was sent to Officers. 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

Further submissions to update the existing discharge conditions made under current application BN/65/16 in relation to conditions 7 (foul drainage) and condition 8 (materials) will follow under separate cover.

Accordingly, please find enclosed the following documentation to discharge Condition 6, 10, 11, 15, 17, 18, 19 and 23:

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.

Laura Humphries
Principal Planner
Email

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