



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

20 October 2020
Ref: RH/Let/P1504iii

Dear Sir / Madam,

Discharge of Conditions: 4, 5, 7, 8, 9, 11, 13 and 14 pursuant to Planning Appeal Permission W/4000721 (*Demolition of existing dwelling and the erection of 7 no. residential dwellings, with associated parking, amended access location from Lime Tree Close and landscaping*) at Scorton, 9 Lime Tree Close, East Preston, West Sussex BN16 1JA.

This application has been submitted on line via the Planning Portal and includes the application form, relevant documentation, and this covering letter.

Please find enclosed details submitted to discharge Conditions pursuant to Appeal Reference W/4000721 at Scorton, Lime Tree Close, East Preston, West Sussex, BN16 1JA, as highlighted below.

- **Application Form**
- **Covering Letter**
- **Method Statement & Site Set Up Document**
- **Site Set Up Plan – LTC.SETUP.001**
- **Materials Schedule**
- **Proposed Landscaping & Proposed Roof Plan (reference LT.LAND.006)**
- **Proposed Surface Water Drainage Layout (Dwg No. 4501-01)**
- **Drainage Details (Dwg No. 4501-02)**
- **Surface Water Drainage Details document, and**
- **Storm Water Network Design Calculations**
- **Previous Discharge Notices for Conditions 4, 5, 7, 8, 9 and 11 pursuant to application reference EP/52/18/PL.**

This application relates to the submission of information pursuant to the discharge of Conditions 4, 5, 7, 8, 9, 11, 13 and 14.

Directors

Chris Barker MATP MRTPI Managing Director
Huw James MRTPI
Adam King RIBA

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Condition 4

No development above damp-proof course level 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 and infilling with native species, 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.

Please find enclosed Proposed Landscaping & Proposed Roof Plan (reference LT.LAND.006) for details of the proposed hard and soft landscaping strategies.

Please also find enclosed an accompanying Materials Schedule which sets out the specific material and planting details. It is important to note that the Materials Schedule has already been considered acceptable under the previous condition discharge (reference EP/48/19/DOC). Refer to accompanying discharge notice.

Condition 5

No development above damp-proof course level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a scheme for provision of nest boxes including details of their size, design and positions. The boxes so approved shall be provided following the occupation of the buildings or the completion of the development.

No development above damp-proof course level shall take place until there has been submitted to, and approved by, the Local Planning Authority, a scheme for provision of nest boxes including details of their size, design and positions. The boxes so approved shall be provided following the occupation of the buildings or the completion of the development.

Please find enclosed an accompanying Materials Schedule which includes details of bat and bird boxes to be installed to each permitted dwelling, and instructions of where they will be fitted. It is important to note that the Materials Schedule has already been considered acceptable under the previous condition discharge (reference EP/48/19/DOC). Refer to accompanying discharge notice.

Condition 7

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractor's buildings, plant and stacks of materials, provision for the temporary parking of contractor's vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Please find enclosed a 'Site Set Up' Plan (LTC.SETUP.001) and an accompanying Construction Method Statement, which detail the layout of the site during construction and guidelines under which the construction will take place.

It is important to note that the accompanying 'Site Set Up' Plan (LTC.SETUP.001) and Construction Method Statement have already been considered acceptable by Arun District Council under the previous condition discharge (reference EP/48/19/DOC). Refer to accompanying discharge notice.

Condition 8

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.

Please find enclosed the following documentation which has been submitted to satisfy this condition:

- Proposed Surface Water Drainage Layout (**Dwg No. 4501-01**)
- Drainage Details (**Dwg No. 4501-02**)
- Surface Water Drainage Details document, and
- Storm Water Network Design Calculations

It is important to note that the above information has already been considered acceptable by Arun District Council under the previous condition discharge (reference EP/64/19/DOC). Refer to accompanying discharge notice.

Condition 9

Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner of management company shall strictly adhere to and implement the recommendations contained within the manual.

A 'General Drainage Management and Maintenance Plan' is submitted alongside this letter, which details how all onsite SuDS and drainage systems will be maintained.

In terms of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life, there will be a management company set up to oversee all the communal areas within the site and their responsibilities would include the future maintenance and replacement costs of the surface water drainage scheme.

It is important to note that the above information has already been considered acceptable by Arun District Council under the previous condition discharge (reference EP/64/19/DOC). Refer to accompanying discharge notice.

Condition 11

No development above damp-proof course level shall take place until details of the materials to be used for external walls (and roofs) of the proposed buildings have been submitted to and approved by the Local Planning Authority. The materials so approved shall be used in the construction of the buildings.

The enclosed Materials Schedule details samples of all materials that will be used to construct the approved dwellings, including brown roof tiles, dark grey fibre glass, stock brickwork, brown creasing tiles, coursed cobble stone, buff stone, and white render.

It is important to note that the Materials Schedule has already been considered acceptable under the previous condition discharge (reference EP/48/19/DOC). Refer to accompanying discharge notice.

Condition 13

No part of the development shall be first occupied until the car parking spaces on the development site and the parking spaces and pedestrian walkway have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. The parking spaces on the development site shall thereafter be retained at all times for their designated use.

Please find enclosed Proposed Landscaping & Proposed Roof Plan (reference LT.LAND.006) for details of the proposed car parking spaces and pedestrian walkways.

It is considered that the accompanying plan is sufficient to discharge Condition 13 in full.

Condition 14

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority. The spaces shall thereafter be retained.

Please find enclosed Proposed Landscaping & Proposed Roof Plan (reference LT.LAND.006) for details of the proposed covered and secure cycle parking spaces which would be provided in each residential garden.

The accompanying plan includes elevational details of the proposed bike stores, as copied below:

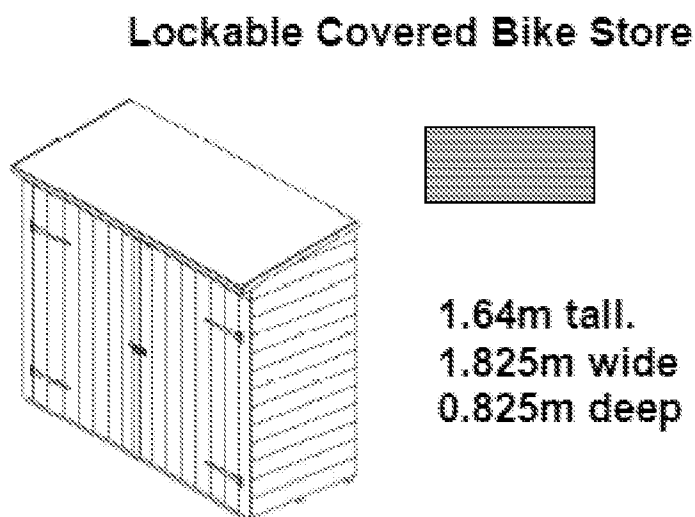


Figure 1 - Proposed Bike Store

For further details of the proposed bike stores, please follow the below link.

<https://www.rowgar.co.uk/product/overlap-wallstore-bike-store/>

It is considered that the accompanying plan is sufficient to discharge Condition 14 in full.

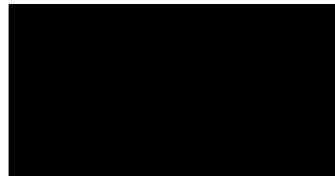
Conclusion

On the basis of the enclosed information, it is hoped that Arun District Council can confirm that Conditions 4, 5, 7, 8, 9, 11, 13 and 14 as listed above and pursuant to Planning Appeal **W/4000721** at **Scorton, 9 Lime Tree Close, East Preston, West Sussex, BN16 1JA**, have been successfully met in full, and can therefore be discharged.

We look forward to receiving written confirmation of the discharge of these conditions in the very near future.

If you have any further queries or require further information please contact me on [REDACTED]

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director
Encs.