

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

23 April 2019
Ref: LS/Let/P1504i

To whom it may concern

Discharge of Conditions: 4, 5, 7 and 11 pursuant to Planning Permission EP/52/18/PL (*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.

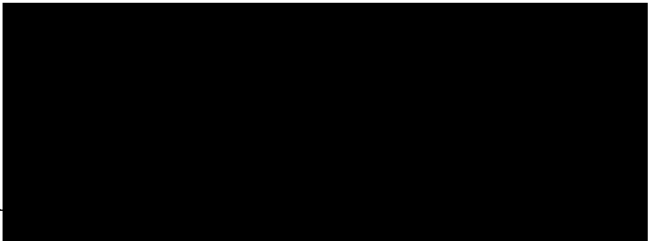
Please find enclosed details submitted to discharge Conditions pursuant to Application Reference EP/52/18/PL at Scorton, Lime Tree Close, East Preston, West Sussex, BN16 1JA, as highlighted below.

Application Form
Covering Letter
Method Statement & Site Set Up Document
Site Set Up Plan – LTC.SETUP.001
Materials Schedule
Proposed Site Layout and Landscaping Plan – LT.SL 007

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

Directors

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



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 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 an amended 'proposed site layout and landscaping' plan (**LT.SL 007**), and an accompanying Materials Schedule, which clearly demonstrate the proposed hard and soft landscaping strategies along with specific material and planting details.

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.

The enclosed Materials Schedule includes details of bat and bird boxes to be installed to each permitted dwelling, and instructions of where they will be fitted.

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.

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.

Conclusion

On the basis of the enclosed information, it is hoped that Arun District Council can confirm that planning Conditions 4, 5, 7 and 11 as listed above and pursuant to planning application **EP/52/18/PL** 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 01903 248777.

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Director