
LUKEN BECK

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Mr. Keith Wheway,
Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex BN17 5LF

22nd July 2011

Our Ref: GB/ADC/011013
Your Ref:

Dear Keith,

TOWN AND COUNTRY PLANNING ACT 1990

Reserved Matters application pursuant to outline planning permission FP/92/04 relating to amendment to provide changes to 200 residential units previously approved in accordance with Reserved Matters application FP/251/07 relating to three phases of residential development for 464 dwellings and up to 271sqm retail floor space with associated roads, drainage works and public open space - Ref: FP/237/08
PP Ref: 1566991

The above mentioned Reserved Matter application for 200 dwellings was approved on the 3rd March 2009 but during the last two years there have been further amendments submitted and approved by Arun District Council. Nevertheless it is necessary to address a number of conditions relating to the consent FP/237/08 because this reserved matter continues to apply to a number of plots across the first three phases, the remainder being covered by other permissions. For ease of reference, I attach a drawing reference D18/5487/DLALP/01 Rev B which sets out very clearly which permissions relate to which parts of the overall site. It can be seen that the plots denoted by a blue colour on the first three phases are relevant.

The attached application for discharge of conditions relates to the development on the ground. Any S106 matters will have to be considered later.

This application to discharge conditions relates to FP/237/08 for which a cheque has been submitted already in connection with PP - 01561719. Unsurprisingly there are very many similarities with application PP - 01561719 for which reason many of the drawings are the same. Attached are also some engineering drawings prepared for the S38 which you may find useful detailing.



Chartered Town Planners

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Condition 2 requires implementation in accordance with the submitted application and informative 45 identifying all the approved plans. As such condition 2 does not require discharging but compliance only.

Condition 7 has been discharged previously in correspondence from ADC dated 28th November 2008.

Condition 8 requiring details of flow routes and so forth have been discharged by letter dated 21st July 2009.

Condition 10 needs to be discharged having supplied details of the access for maintenance of the open space and pond areas together with measures to prevent access by unauthorised vehicles. Drawing 4180-506 is attached for consideration.

In order to satisfy **condition 11**, details of the play equipment are within drawings LPUK 4970 Rev A and LPUK 4970 Rev B prepared by Lappset Playworld. We attach also a two page document entitled 'General Inspection / Maintenance Procedure' together with a folder including details of the individual pieces of play equipment.

Condition 12 refers only to those areas not maintainable by the local authority, requiring details of future maintenance of planting within any street, parking court or public open space. A schedule of maintenance prepared Greenbelt is attached for consideration.

Condition 13 does not require any specific discharge.

Condition 17 was discharged by Arun DC in a letter dated 7th January 2009

Condition 19 requires details of street furniture to include lampposts, bollards, signage and benches to be submitted and approved by the LPA. The following drawings are submitted for consideration.

- § D1530.L.300_Rev A.pdf Ph1 hard and soft landscape
- § D1530_L.301_Rev C (1).Ph1 hard and soft landscape
- § D1530_L.302_Rev C (1).Ph2 hard and soft landscape
- § D1530_L.303_Rev C (1).Ph2 hard and soft landscape
- § D1530_L.304_Rev A (1). Ph3 hard and soft landscape
- § D1530_L.305 (1). Ph3 hard and soft landscape
- § D1530_L.306 (1).Ph3 hard and soft landscape
- § MJA 4250-02 (D) Engineering.pdf Ph 3 sheet 2
- § MJA 4250-500_B Section 38 Layout.pdf Ph 3
- § S38 4250-01 (D) Engineering.pdf Ph 3 sheet 1
- § S38 MJA 4222-03-K Engineering.pdf sheet 3
- § S38 MJA 4222-500 Section 38.pdf sheet 1
- § S38 MJA 4248-01K Engineering Layout.pdf Ph 2
- § S38 MJA plan 4222-01-L Engineering.pdf sheet 1
- § S38 MJA plan 4222-02-M Engineering.pdf sheet 2

A crime prevention statement prepared by Barrat DW Homes in consultation with the West Sussex Constabulary is attached dated 30th June 2011. A further letter dated 3rd June 2011 from the Sussex Constabulary is attached also to comply with **condition 21**.

There are no further details of possible shop frontages available at the present time to discharge **condition 22** because as yet there are no retailers who have taken occupation. When such interest is known, then any design details will be submitted and approved prior to the installation of any shop front in compliance with the condition.

Condition 27 deals with the site compounds requiring revised submissions to be made at the expiration of either time periods of 2 to 4 years or at the end of a phased construction when the compound needs to be moved to another part of the site. Given that the retention of the compounds can be agreed in writing with the LPA beyond the prescribed timescales, we request that consideration be given to removing the time periods altogether. At the end of each phase when there is no further requirement for the compound then the land will be developed in accordance with the planning permission. At this stage there are no new compounds required but when such is required, further details will be submitted.

Condition 29 does not approve the phasing plan submitted to the LPA on the 18th October 2007 in all respects for which reason the attached phasing plan [ref: D18/5487/OPP/01 updates the information originally supplied to the authority.

A construction vehicle management plan, although this has been implemented for the construction period thus far, there is no record that this information has been formally submitted and discharged in accordance with **condition 32**. In order to remedy this position the attached management plan is attached.

The requirement of **condition 35** is to ensure that prior to occupation, a written statement is submitted to the LPA for approval confirming access is to be provided and permanently maintained for refuse and recycling collection vehicles. In order to comply with this condition, it is confirmed that in accordance with the approved plans and drawings, access is provided and will be maintained for refuse and recycling collection vehicles. Please see attached MJA drawing [ref: 4161:01B, 4161:02F and 4161:05B] illustrating access and maintenance for refuse vehicles.

Given the submission of details submitted by the applicant and subsequently agreed on the 9th January 2009 under reference FP/251/07, **condition 36** will be complied with.

As with other phases of development covered under separate Reserved Matter permissions there is a degree of overlap with the S106 agreement which has been monitored by our clients.

I shall keep you informed of progress.

Yours sincerely,

Graham Beck

Director

Email grahambeck@lukenbeck.com

Copy to James Dunne, BDW

Encl.