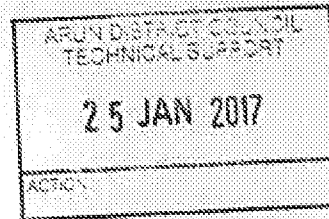


FP/19/17/DOC

C Potts
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF
United Kingdom

23rd January 2017

Your ref FP/102/16/PL

Dear Claire,

Ref: Application for discharge of conditions relating to planning permission no. FP/102/16/PL at Site 6, Felpham, Bognor Regis.

Further to gaining planning permission to the above, please find attached a package of information responding to and detailing all the conditions attached with the Planning permission.

For ease I have listed the conditions in *italics*, and followed this by my response to this condition in **RED** and any associated drawings, schedules or back up information that may be required to discharge the relevant condition.

If I can be of assistance at all in discharging any of these conditions, or there is any way you would like to work that would speed up the process please let me know and I will make every effort to help.

Please also find the attached £97.00 cheque made payable to Arun District Council

Dealing with the Matters:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

This point is noted.

2. The development hereby approved shall be carried out in accordance with the approved plans:

This point is noted.

3. The development shall not commence until full details of the proposed foul water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. (Including details of its routing, design, and subsequent management / maintenance)

To meet the requirements of this condition, please find enclosed the following drawings:

Drain-Lay-1 of 2-Ph5E-4348-1001 Drainage Layout
Drain-Lay-2 of 2-Ph5E-4348-1002 Drainage Layout
Levels-Lay-1 of 2-Ph5E-4348-1005 Engineering Levels
Levels-Lay-2 of 2-Ph5E-4348-1006 Engineering Levels
Long-Sec 1 of 2-Ph5E-4348-1010 Road Sections

4. 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.

To meet the requirements of this condition, please find enclosed the following drawings:

4347-901 Phase 5E Land Drain Section & Details
Drain-Lay-1 of 2-Ph5E-4348-1001 Drainage Layout
Drain-Lay-2 of 2-Ph5E-4348-1002 Drainage Layout
Levels-Lay-1 of 2-Ph5E-4348-1005 Engineering Levels
Levels-Lay-2 of 2-Ph5E-4348-1006 Engineering Levels
Long-Sec 1 of 2-Ph5E-4348-1010 Road Sections

5. Prior to commencement of development the Construction Environment Management Plan (CEMP) submitted to and received by the Local Planning Authority on 28th May 2008 within FP/205/10 shall be updated, submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period.

Please refer to the enclosed Construction Environmental Management plan which has been updated to reflect the latest requirements of the development.

6. Prior to commencement of development a crime prevention statement shall be submitted to and agreed in writing by the Local Planning Authority to explain how means of enclosure and gates are to be designed to minimise risk of crime.

Please note we have submitted a Secure By Design part 2 application and crime prevention statement to Phillip Edwards at West Sussex Police. The details of this statement will reflect the crime prevention measures which have already been agreed historically on the development.

7. All garages, (including any integral garages), parking spaces and cycle parking facilities shown on Phase 5E Replan Site Layout PLAN-LAY/PH5E/150914/SL Rev Q shall be provided prior to the occupation of the dwelling(s) which they are intended to serve.

This point is noted.

8. No development 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, together with measures for their protection during the course of the development.

To meet the requirements of this condition, please find enclosed the following drawings:

For details of the soft landscaping:

BDWS20444 11-Sheet 1
BDWS20444 11-Sheet 2
BDWS20444 11-Sheet 3
BDWS20444 11-Sheet 4
BDWS20444 11-Sheet 5
BDWS20444-03A – Tree Protection Plan

For details of the hard landscaping:

EXT-WKS_PH4-5_130912_13IG
EXT-WKS_PH4-5_130912_14IE
EXT-WKS_PH4-5_130912_15IF
EXT-WKS_PH4-5_130912_16IG
EXT-WKS_PH4-5_130912_17IE

9. The ground floor level of all buildings on the site shall be at least 3.5 metres AOD.

This point is noted. For clarity I have enclosed the proposed levels plan to demonstrate that all buildings are at least 3.5 metres AOD.

For details of proposed levels:

Levels-Lay-1 of 2-Ph5E-4348-1005 Engineering Levels
Levels-Lay-2 of 2-Ph5E-4348-1006 Engineering Levels

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) or any Order revoking or re-enacting that Order, there shall be no additional window or other such opening (other than those shown of the plans hereby approved) at first floor level or above in the rear elevations of the dwellings at the following plots without the prior permission of the Local Planning Authority on an application on that behalf:

This point is noted and requirements will be complied with.

11. Prior to any development commencing in respect of this consent a 1.8 metre high closeboarded timber fence shall be constructed along the southern boundary in accordance with approved plan no. 'Boundary Detail Close Board Fence 150914/CBF DETAIL.

This point is noted and requirements will be complied with.

12. The windows of all non-habitable rooms in the rear (southern) elevations of plots 137 – 165 shall at all times be glazed with obscure glass and maintained as such thereafter.

This point is noted and requirements will be complied with.

13. No development above slab level shall take place until details of external lighting to be installed at the site shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed, maintained and operated in accordance with the approved details.

To meet the requirements of this condition, please find enclosed the following drawings:

Drain-Lay-1 of 2-Ph5E-4348-1001 Drainage Layout
Drain-Lay-2 of 2-Ph5E-4348-1002 Drainage Layout

14. Prior to the commencement of the development hereby approved, a detailed level survey of the site including existing and resulting ground levels and the slab levels of the building the subject of this approval, shall be submitted to and approved by the Local Planning Authority.

To meet the requirements of this condition, please find enclosed the following drawings:

Siteline Drawing: 136FE01E. This details the existing and resulting ground levels as well as the slab levels of the buildings adjacent.

15. The existing trees/bushes/hedges shall be/retained/protected in a manner to be agreed with the Local Planning Authority before the development commences for the duration of the development and shall not be damaged, destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the Local Planning Authority.

This point is noted and requirements will be complied with

16. No trees/or bushes/growing/and to be retained/on the site shall be damaged, uprooted, felled, topped or lopped without the prior written consent of the Local Planning Authority until 2 years after completion of the development hereby permitted. Any trees removed without such consent or being severely damaged or becoming seriously diseased or dying before the end of that period shall be replaced with trees of such size and species as may be agreed with the Local Planning Authority.

This point is noted and requirements will be complied with

It is noted that the requirements of conditions 17, 18 & 19 are informative only.

I trust the enclosed is satisfactory but if you require and further information relating to this application, please do not hesitate in contacting me.

Yours sincerely



Robert Barber
Technical Manager



For and on behalf of Barratt David Wilson, Southampton
(A trading name of BDW Trading Ltd)

Encs.