



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

08th February 2018

Dear Ms Garner,

RE: Discharge of Planning Conditions 3, 8, 9, 12, 17, 18, 19, 20, 21 and 25 of planning permission FP/128/09

We have today submitted an application to formally discharge the above planning conditions in connection with planning permission FP/128/09. This has been submitted via the Planning Portal under the following reference: PP-07613927.

For your information, I have listed each condition below followed by the documents submitted to formally discharge each condition.

Condition 3

Within 20 weeks of the date of this notice of permission, or other period as agreed in writing by the Local Planning Authority, 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. Details of any changes, to means of enclosure and gates, and the inclusion of lighting and signage to parking courtyards where needed in order to minimise risk of crime, shall be included with the statement with any appropriate plans and drawings. The development shall be carried out in accordance with the details thus approved.

Please see the following documents to formally discharge this condition;

- Crime Prevention Statement (Phase 5A)

Condition 8

Within 20 weeks of the date of this notice of permission, or such extended period agreed in writing by the local planning authority, details of the play equipment to be installed in the children's play area shall be submitted to the Local Planning Authority for written approval, and this condition shall apply notwithstanding any information contained in the current application.

Please see the following documents to formally discharge this condition;

- Combined LEAP/NEAP Rev C



Condition 9

Within six months of the date of this notice of permission, or other period as may be agreed in writing by the local planning authority, details of the future maintenance of planting within any street, parking court, public open space or planted area, which is not to be maintained either by the District or County Councils, shall be submitted to and approved in writing by the Local Planning Authority. Maintenance shall be carried out in accordance with these details unless the Local Planning Authority gives prior written approval for any variation, and this condition shall apply notwithstanding the details contained in the current application.

Please see the following documents to formally discharge this condition;

- Arboricultural Impact Assessment & Method Statement
- Soft Landscape Management and Maintenance Plan
- Soft Landscape Specification

Condition 12

Prior to the occupation of the first dwelling, details of the design of street furniture including; lampposts, bollards, signage and benches, shall be submitted to and approved by the Local Planning Authority and the details thus approved shall be used in the development unless the Local Planning Authority gives prior written approval for any variation.

Please see the following documents to formally discharge this condition;

- 4348:07- Section 38 Engineering Layout Phase 5a
- 4348:500B – Section 38 Sheet 1 Engineering Layout (Phase 4 & 5)
- 4348: 501B – Section 38 Sheet 2 Engineering Layout (Phase 4 & 5)
- 4348:5000A – Section 38 Layout

Condition 17

Prior to the occupation of any dwelling in the development hereby approved, the applicant shall submit to the Local Planning Authority written confirmation that access is to be provided and permanently maintained for refuse and recycling collection vehicles, throughout the development area. Occupation may only take place following the prior written approval of the Local Planning Authority of the details submitted. Access shall thereafter be permanently maintained for refuse and recycling collection vehicles in accordance with the approved details.

Please see the following documents to formally discharge this condition;

- 4348:07- Section 38 Engineering Layout Phase 5a
- 4348:500B – Section 38 Sheet 1 Engineering Layout (Phase 4 & 5)
- 4348: 501B – Section 38 Sheet 2 Engineering Layout (Phase 4 & 5)
- 4348:5000A – Section 38 Layout



Condition 18

Within six months of the date of this permission, or other period as may be agreed in writing by the local planning authority, further details of the access for maintenance of the open space, together with measures to prevent access by unauthorised vehicles, shall be submitted to and approved in writing by the Local Planning Authority and shall be provided in accordance with the details hereby approved details.

Please see the following documents to formally discharge this condition;

- D1530-L.271 Rev E
- D1530_L.272 Rev E
- D1530-L.276 rev A
- D1530_L.278 rev T1
- D1530_L310 rev B
- D1530_L312
- D1530_L313 rev B

Condition 19

Prior to the commencement of the development hereby permitted the following details shall be submitted to and approved in writing by the Local Planning Authority:-

- 1) Details of any proposed culverting of existing ditches under the new estate roads;*
- 2) Confirmation that no existing watercourses have been abandoned. If they have, then details of arrangements to deal with the flows should be submitted.*
- 3) Details of the overland exceedance flow routing and water qualities for the proposed drainage system should be supplied.*

The development shall proceed only in accordance with the details thus approved.

NOTE:

Ongoing site agreements currently being discussed with our engineer and Paul Cann of Arun District Council.

As built layouts to be provided on completion of works as agreed with Paul Cann.

Condition 20

Prior to the commencement of development approved by this planning approval (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the local planning authority:

- 1) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.*
- 2) The site investigation results and the detailed risk assessment (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.*
- 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.*

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Please see the following documents to formally discharge this condition;



- Ground investigation report dated 12th Jun e2007

Condition 21

This permission relates to the plans as submitted and amended by substitute site plans dated 13th November and 16th November 2009.

NOTE:

Agreement in place with Anthony Baker of Arun District Council that landscaping to be adjusted and trees replanted.

Condition 25

No development shall take place unless and until details of the layout and specification of and construction programme for the roads, footpaths and casual parking areas/the foul and surface water drainage and means of disposal/have been submitted to and approved by the Local Planning Authority. No house shall be occupied until it is provided with access constructed in accordance with such approved details to the established highway network.

Please see the following documents to formally discharge this condition;

Drainage Layouts

- 4347-901 Phase 5E Land Drain Section & Details_Drainage Layout_AFU...Phase 5E Land Drain Section & Details_C
- 4348-66_PH5C_(A)_DRAINAGE_SERVICES_PLAN---
- 4348-1061 Phase 5E Services 1-2.PDF_Combined Services_AFU...Combined Services 1 of 2_B
- 4348-1062 Phase 5E Services 2-2.PDF_Combined Services_AFU...Combined Services 2 of 2_B
- Drain-Lay-1 of 2-Ph5E-4348-1001 Drainage Layout_Drainage Layout_AFU...Drainage Layout 1 of 2_E
- DRAIN-LAY-1_OF_2-PH4-4347-01_(P)_DRAINAGE_LAYOUT---
- DRAIN-LAY-1_OF_3-PH5-4348-01_(J)_DRAINAGE_LAYOUT--(2DB5E38F-07EC-497F-8E61-B99970DA5A21)
- Drain-Lay-2 of 2-Ph5E-4348-1002 Drainage Layout_Drainage Layout_AFU...Drainage Layout 2 of 2_D
- DRAIN-LAY-2_OF_2-PH4-4347-02_(H)_DRAINAGE_LAYOUT--(48E4C557-A65C-4B8F-B1BF-018FB74DE2CD)
- DRAIN-LAY-2_OF_3-PH5-4348-02_(N)_DRAINAGE_LAYOUT---
- DRAIN-LAY-3_OF_3-PH5-4348-03_(P)_DRAINAGE_LAYOUT---

Engineering Layout

- 4348-07D_ENGINEERING_LAYOUT---

External Works

- EXT-WKS_External Details_AFU...External Works Layouts sheet 13 of 17_G
- EXT-WKS-PH4-5-130912-12_External Details_AFU...Phase 4-5 External Works Sheet 12_E
- EXT-WKS-PH4-5-130912-13_External Details_AFU...Phase 4-5 External Works Sheet 13_L
- EXT-WKS-PH4-5-130912-14_External Details_AFU...Phase 4-5 External Works Sheet 14_Q
- EXT-WKS-PH4-5-130912-15_External Details_AFU...Phase 4-5 External Works Sheet 15_P
- EXT-WKS-PH4-5-130912-16_External Details_AFU...Phase 4-5 External Works Sheet 16_P
- EXT-WKS-PH4-5-130912-17_External Details_AFU...Phase 4-5 External Works Sheet 17_M



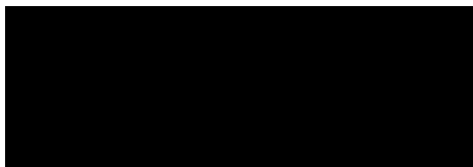
Levels

- 4348-08E_ENGINEERING_LEVELS---
- Levels-Lay-1 of 2-Ph5E-4348-1005 Engineering Levels_Existing Ground Levels_AFU___Levels Layouts 1 of 2_E
- LEVELS-LAY-1_OF_2-PH4-4347-05__(M)_ENGINEERING_LEVELS---
- LEVELS-LAY-1_OF_3-PH5-4348-04__(G)_ENGINEERING_LEVELS---
- Levels-Lay-2 of 2-Ph5E-4348-1006 -Engineering Levels_Details -- Engineering_AFU___External Levels Layout Sheet 2 of 2_E
- LEVELS-LAY-2_OF_2-PH4-4347-06__(H)_ENGINEERING_LEVELS--(BE5A54C8-4DF4-4F38-8C6D-9EE974702427)
- LEVELS-LAY-2_OF_3-PH5-4348-05__(H)_ENGINEERING_LEVELS--(9AEA006E-239A-4C2A-A443-25F8CC87F61B)
- LEVELS-LAY-3_OF_3-PH5-4348-06__(J)_ENGINEERING_LEVELS--(EE30A12C-D874-4B70-84C8-F51CFA4EC683)

The application fee has been paid via the Planning Portal.

Should you require any additional information, please do not hesitate to contact me.

Yours Sincerely



Kenneth de Guzman
Assistant Technical Co-ordinator
Barratt David Wilson Homes Southampton