

Development Management
Arun District Council

25th April 2022

Dear Sir/Madam,

Consent was granted (reference FP/248/20/PL) on 18/02/2022 for "Revised details relevant to the sport pitch & changing facilities building (previously approved under Y/68/09/). This site also lies within the parish of Yapton & is in CIL Zone 4 (Zero Rated) as other development", relevant to the Land North of Felpham, Bognor Regis.

Further to the above, please find enclosed an application by Barratt David Wilson Homes (Southampton) to Discharge Conditions 8, 12, 13, 14 and 21 of permission FP/248/20/PL.

The conditions in full are listed below for ease of reference, accompanied by a schedule of submitted plans and documents for your consideration:

Condition 8 (Site Levels)

Requirement:

No development shall commence until plans of the site showing details of the existing and proposed ground levels, proposed finished floor levels in the changing facilities building, levels of the car park, the access road and details of the surfacing of the senior football pitch and the 2 five-a-side pitches have been submitted to, and been approved in writing by the Local Planning Authority. The details shall clearly identify the relationship of the proposed ground levels and the proposed completed height of the changing facilities building with the surrounding area. The development thereafter shall be carried out in accordance with the approved details.

Submitted:

- 5292:01 Rev. K Engineering Layout
- Specification for Winter Sport Pitch and 2x MUGAS Re. 0 (7th October 2021)
- TGMS0614.28-1 Rev. 0 Proposed Drainage
- TGMS0614.28-2 Rev. 0 MUGA Layout, Build Up and Fencing

Condition 12 (Surface Water Drainage Details)

Requirement:

Development shall not commence, other than works of site survey and investigation, 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, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has

been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Submitted:

- 5292:01 Rev. K Engineering Layout
- 5292:02 Rev. B Easement Layout
- 5292:21 Rev. C Construction Details Sheet 2
- Flood Risk and Surface Water Design Statement (24th August 2021) Ref: AMc/21:0832/5292

Condition 13 (Discharge Flows to Off-Site Watercourses)

Requirement:

The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Submitted:

- 5292:01 Rev. K Engineering Layout
- 5292:02 Rev. B Easement Layout
- 5292:21 Rev. C Construction Details Sheet 2
- Flood Risk and Surface Water Design Statement (24th August 2021) Ref: AMc/21:0832/5292

Condition 14 (Management and Maintenance of Surface water)

Requirement:

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 or management company shall strictly adhere to and implement the recommendations contained within the manual.

Submitted:

- SUDS Management & Maintenance Plan (January 2021) REF: SS/21/0045/5292

Condition 21 (Landscape Ecological Management Plan)

Requirement:

Prior to the commencement of construction works a Landscape and Ecological Management Plan (LEMP) shall be submitted to the Local Planning Authority for approval in writing. All approved details shall then be implemented in full and in accordance with the agreed timings and details.

The LEMP should look to include matters such as the following:

- Any trees removed should be replaced at a ratio of 2:1;*
- Wildflower meadow planting used;*
- Filling any gaps in tree lines or hedgerows with native species;*
- Bat and bird boxes installed on the site;*
- Grassland areas managed to benefit reptiles;*
- Log piles on-site;*
- Two hedgehog nesting boxes included on the site.*

Submitted:

- Landscape Ecological Management Plan (25/03/2022) Ref: BDWS23254_lemp

The relevant planning fee has been paid via the Planning Portal. Should you require any further information to discharge the above conditions please contact me at:

[REDACTED]

Yours Faithfully,

[REDACTED]

Planning Coordinator
Barratt David Wilson Homes Southampton