

Mr Neil Crowther
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Your ref FP/55/15/PL

28th April 2016

Dear Neil,

**Ref: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION – FP/55/15/PL
FELPHAM, PHASES 4&5 FOR ERECTION OF 38 RESIDENTIAL DWELLINGS WITH
ASSOCIATED PARKING, LANDSCAPING AND WORKS.**

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.

Also enclosed is a cheque for £97.00 to cover the request for conformation that one or more planning conditions have been complied with.

Dealing with the Matters:

(1) The Development hereby permitted shall be begun before the expiration of 3 years for the date of this permission.

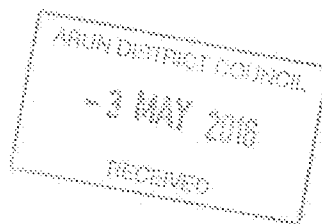
This point is noted.

(2) The development hereby approved shall be carried out in accordance with the following approved plans:

This point is noted.

03. The disposal of foul sewerage shall be to the Ford Water Treatment Works only.

This point is noted.



(04). Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Please find enclosed drainage layout ref: 5151.01 MJA plan.

(05). No occupation of dwellings approved by this permission shall occur until the improvements to the existing sewerage system as required by southern water have been completed.

This point is noted.

(06). The Construction Environment Management Plan (CEMP) submitted to and received by the local planning authority on 28th May 2008 shall be adhered to in the development hereby approved, and this shall include the undertaking of risk assessments as detailed construction methods become known, and the production of method statements to be developed to control the risks identified. These assessments and method statements shall be made available to the local planning authority at any time on its request. Should the authority not agree with any such risk assessment or method statement, then it shall be revised and represented to the authority for its written approval.

This point is noted.

(07). All garages (including any integral garages), parking spaces and cycle parking facilities shown on site layout drawing no D42/5250/SL5/01 Rev C shall be provided prior to the occupation of the dwellings which they are intended to serve. The parking spaces and garages shall be allocated to the dwellings according to the number which appears in brackets at each plot on the aforementioned drawing. Thereafter garages, parking spaces and facilities shall be permanently retained for vehicle and cycle parking purposes unless the local planning authority gives prior written approval for any variation.

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. 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, 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 the Arbicultural impact assessment & Method statement by ACD Landscapes to discharge this condition. Also enclosed are the landscape layouts ref: D1530.L.370, D1530.L.371, and D1530.L.374.

(09). The existing trees shall be 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, looped or topped during that period without previous written consent of the local planning authority. Any trees removed without such consent or dying or being seriously damaged or becoming seriously diseased during that period shall be replaced in the following planting season with trees of such size and species as may be agreed with the local planning authority.

This point is noted.

(10). No trees 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.

(11). When excavating for new developments foundations any root structure exposed with a diameter of over 25mm should be retained unless otherwise agreed in writing with the local planning authority.

This point is noted.

If there is any further information you require, please do not hesitate in contacting me.

Yours sincerely

Robert Barber
Senior Technical Project Manager

