



Our Ref: A098698

Arun District Council Ref: LU/314/16/PL

Arun District Council
Planning Department
First Floor
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

31 May 2017

Dear Sir / Madam

RE: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY PLANNING CONDITIONS ATTACHED TO PLANNING PERMISSION LU/314/16/PL FOR THE REDEVELOPMENT OF THE LITTLEHAMPTON LEISURE CENTRE SITE AT SEA ROAD, LITTLEHAMPTON, WEST SUSSEX, BN16 2NA

Enclosed herewith, please find an application for the approval of details reserved by planning conditions attached to planning permission LU/314/16/PL relating to the Littlehampton Leisure Centre site. Planning permission for the redevelopment of the site was granted by Arun District Council on 4 January 2017. The planning permission was subsequently subject to a Non-Material Amendment Application (Planning Ref: LU/52/17/NMA), which was approved on 29 March 2017.

This application relates to Condition Nos. 3, 4, 6, 10, 14 and 15 of the planning permission.

Condition No. 3

Condition No. 3 of the planning permission states as follows:

"No development above damp proof course (DPC) level 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 completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of 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."

Our Response

In response to the requirements of Condition No. 3, this application includes a Landscaping Scheme for the site, which was prepared by LDA Design. The Landscaping Scheme includes the following drawings:

- Drawing No. 5312_LC_100: Landscape Masterplan;

100 St John Street, London, EC1M 4EH



creative minds safe hands



- Drawing No. 5312_LC_102: Cross Sections Sheet 1;
- Drawing No. 5312_LC_103: Cross Sections Sheet 3;
- Drawing No. 5312_LC_401: Planting Plan Sheet 1;
- Drawing No. 5312_LC_402: Planting Plan Sheet 2;
- Drawing No. 5312_LC_403: Planting Plan Sheet 3;
- Drawing No. 5312_LC_404: Planting Plan Sheet 4;
- Drawing No. 5312_LC_405: Planting Schedule;
- Drawing No. 5312_LC_406: Typical Planting Details.

Condition No. 4

Condition No. 4 of the planning permission states as follows:

"Habitat mitigation must be provided in accordance with section 4 of the Ecology Appraisal and section 5.3 and 5.4 of the Roost Assessment. More specifically this must include:

- compensation for loss of the mixed woodland and hedgerow through the planting of native trees, scrub and hedgerow and also enhancement to the existing woodland and creation of grassland. Although a landscaping strategy has been submitted, further details are required detailing how the loss of hedgerows and scrub has been mitigated and compensated for and to ensure no net loss in these habitats. The planting scheme should be in accordance with the recommendations in section 4.30 of the Ecology Appraisal.

- Should the existing buildings and/or trees remain on site for more than 18 months prior to the development commencing, then follow up surveys must be submitted to and approved by the Local Planning Authority prior to development commencing."

Our Response

In response to the requirements of Condition No. 4, this application includes an 'Ecological Review of the Landscape Strategy', which was prepared by The Ecology Consultancy. It details the habitat mitigation proposed with reference to the Landscape Strategy for the site.

Condition No. 6

Condition No. 6 of the planning permission states as follows:

"Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. The details shall include a drainage strategy including the proposed means of surface water disposal and a implementation timetable, which shall be submitted to and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved scheme and timetable."

Our Response

In response to the requirements of Condition No. 6, this application includes details of the proposed means of foul and surface water sewage disposal, which was informed by consultation with Southern Water.

Condition No. 10

Condition No. 10 of the planning permission states as follows:

"Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment (including fans, ducting and external openings), compressors, generators or plant or equipment of a like kind, installed within the site which has the potential to cause noise disturbance to any noise sensitive receivers, shall be



submitted to and approved by the local planning authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall not exceed 30 dBA between 07.00 - 23.00 hours and 28 dBA between 23.00 - 07.00 hours, when measured according to British Standard BS4142: 2014, at any adjoining or nearby noise sensitive premises."

Our Response

In response to the requirements of Condition No. 10, this application includes an Environmental Noise Assessment from Pace Consult Ltd, which sets out details of the acoustic specifications of all fixed plant, machinery and equipment that forms part of the proposed development.

Condition No. 14

Condition No. 14 of the planning permission states as follows:

"Full details of the kitchen extract system, including the type of cooking to be undertaken and any odour control systems to be installed, shall be submitted to and approved by the local planning authority before installation and commencement of use. The agreed extract system must be installed and maintained as agreed with the local planning authority."

Our Response

In response to the requirements of Condition No. 14, this application includes details of the kitchen's ventilation system. Also enclosed is a document prepared by Willmott Dixon, which summarises the types of catering that would take place within the kitchen.

Condition No. 15

Condition No. 15 of the planning permission states as follows:

"Prior to the first use of the building a detailed scheme of external lighting has been submitted to and approved in writing by the Local Planning Authority. The development should be carried out in strict accordance with the approved details. The scheme shall be maintained and shall not be altered without the prior written approval of the Local Planning Authority. The floodlighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation."

Our Response

In response to the requirements of Condition No. 15, this application includes a detailed scheme of external lighting, which was prepared by Van Zyl & De Villiers Consulting Engineers. The external lighting scheme is illustrated on Drawing No. 1860-VZV-V4-00-DR-E-00001.

**Summary and Conclusion**

This application seeks the approval of details reserved by Condition Nos. 3, 4, 6, 10, 14 and 15 of planning permission LU/314/16/PL.

We look forward to receiving confirmation that the application has been registered and please contact me if you have any queries, or if you require clarification or information in relation to the submitted application.

Yours faithfully



Alan Hannify

Associate Director

For and on behalf of WYG