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LU/341/16/DOC ~~DOC~~

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ARUN DISTRICT COUNCIL
- 9 NOV 2016
RECEIVED

3 November 2016

Our ref: LITL 004

Dear Hilary

Re: Application for Reserved Matters on Parcel – following Outline Approval LU/47/11

Construction of 117 dwellings together with association internal road network, car parking and landscaping on parcels B3 and B5, following demolition of existing glasshouses and buildings. Land North of Toddington Lane, Littlehampton, West Sussex BN17 7PP

Further to our meeting and discussions regarding the above please find attached our covering letter for (online) outline condition discharge. These are generally tidying up matters – applicable to the whole 117 units to ensure the file is up to date as there was some confusion on some matters in particularly with the delegation of responsibilities between ourselves and Persimmon.

Condition 9 – Development in Accord with Flood Risk Assessment
Please find attached our engineering drawings indicating that our lowest FFL (4.45m) is compliant with Environment Agency FRA requirements that all FFL are to be set to a minimum level of 500mm above the 1.0% plus climate change annual probability fluvial flood level, which has been recorded as 3.065m for our parcel. We confirm the compensatory flood storage areas are not located in our parcel. Please also find enclosed a full set of our last engineering drawings indicating all aspects including levels.

Condition 11 – Future access to and maintenance of a watercourse or culvert
In discharge of this condition we confirm there is no discharge into a watercourse or culvert within our parcel. The ES/FRA approved as part of the outline consent indicates this. Please also find enclosed a full set of our last engineering drawings indicating all aspects including drainage routes and strategy.

Condition 12 – Any Flows to Watercourses

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There are no watercourses on our parcel and our site surface water discharges into the overall gravity site network. The drainage discharge rate has been calculated Glanvile Group (See attached drawing No. 8140927/105), who are the consultants responsible for the detail design for the site wide surface water drainage. This shows the surface water discharge rate for our parcels at 120l/s. We confirm our strategy as indicated in the attached provides a maximum discharge of no more than 120l/s. Please also find enclosed a full set of our last engineering drawings indicating all aspects including drainage routes and strategy.

Condition 17 - Restoration of wetland
In discharge of this condition we confirm there is no wetland/habitat on our parcel. As indicated in the environmental statement at outline. Please also find enclosed a full set of our last engineering drawings indicating all aspects including drainage routes and strategy.

Condition 18 - Bridge and buffer zones to onsite watercourses
In discharge of this condition we confirm there is no bridge or buffer zones to on site watercourses on our parcel. Please also find enclosed a full set of our last engineering drawings indicating all aspects including drainage routes and strategy.

Condition 19 – Further Ecological Studies
Please find enclosed the site wide further ecological studies to discharge this condition and condition 20:
Biodiversity Checklist
North Littlehampton Bat Emergence Surveys
North Littlehampton Breeding Bird Report
North Littlehampton Ecological Constraints Appraisal
North Littlehampton GCN Report
North Littlehampton Reptiles
North Littlehampton Water Vole

Condition 20 – Ecological management plan for completed scheme
The Ecological constraints appraisal identifies parcels B3 and B5- further survey were undertaken as summarised. The Bat report identifies no bats in buildings on the parcel and suggests Bat boxes are provided in the new scheme. This provision has been undertaken as well as further bird boxes.

Condition 33 – Contamination
Persimmon have confirmed this was discharged under application LU/164/15/DOC.

Condition 34 – Remediation done under condition 33
We confirm verification reports are underway for works undertaken.

Condition 36 – Acoustic Barriers
ES Volume 1 10.6.2 indicates acoustic barrier along the Lymington Bypass – this does not align our site and no barriers are required on our site. On this basis can you confirm condition discharge in relation to our site.

Condition 37 & 38– Land in Exposure Category C and D
Persimmon have confirmed our parcels do not fall within this category as indicated in in volume one of the ES (pages 252-276). Figure 10.4 – 10.9 demonstrates our parcels do not do fall into noise categories C-D. We therefore request discharge of this condition.

Condition 38 – Ground Level Amenity spaces predicted noise level below 55 dba
Persimmon have confirmed our parcels do not fall within this category also as indicated in pages 252- 276 and figures 10.4-10.9. We therefore request discharge of this condition.

Condition 39 – Scheme for provision of Bus Stops

Persimmon have confirmed – 'Bus stops have not yet been agreed, this requires liaison with WSCC at the relevant stage. The Bus route will have to follow the main avenue and this is a matter we will look to discharge with the LPA once the S73 is resolved. If any bus stops need to be accommodated near to your parcel they will have to be so on the IDR though at present this is not our intention'. We therefore request discharge of this condition.

Condition 44 – Strategy for highest possible broadband

Please find enclosed drawing N0011571-2, indicating the Site wide broadband strategy (fibre network) which our parcel forms part of.

A number of our engineering drawings are pertinent to a number of the above conditions (as indicated), I attached our full engineering set so that any engineering related condition can be discharge using these the latest set:

LITL-502-1 RvB Engineering Layout Sheet 1
LITL-502-2 RvB Engineering Layout Sheet 2
LITL-502-3 RvF Engineering Layout Sheet 3
LITL-503-1 RvC Road and Sewer Sections Sheet 1
LITL-503-2 RvB Road and Sewer Sections Sheet 2
LITL-503-3 RvB Road and Sewer Sections Sheet 3
LITL-504 Typical Road Details
LITL-505 Typical Sewer Details
LITL-506-1 RvA Private Drive Details Sheet 1
LITL-506-2 Private Drive Details Sheet 2 Plots 1-5
LITL-507 Private Parking Court Details
LITL-508 Private Footpath Details
LITL-509 Typical UPVC Drainage Details
LITL-510-A Private Regrade Details
LITL-511 Service Details
LITL-512-1 Combined Services
LITL-512-2 Combined Services

With many thanks,
Yours sincerely,

[redacted]

Peter Lawrence
Design Manager