

bwp**bourne wood partnership.**

Salisbury Hall
 London Colney, St Albans
 Hertfordshire AL2 1BU

Our Ref : DRK/jb/011208drk1.1402.wpd

10 December 2008

J Parsons Esq
 Planning Case Officer
 Arun District Council
 Arun Civic Centre
 Maltravers Road
 Littlehampton
 West Sussex
 BN17 5LF

ARUN DISTRICT COUNCIL				
No.	LW	354	08	

Dear Mr Parsons

APPLICATION NO. LU/175/08

SITE ADDRESS: TRAVIS PERKINS - PIER ROAD/NEW ROAD LITTLEHAMPTON

GRID REF: 502769-101905

DESCRIPTION OF WORKS: DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT FOR A BUILDER'S MERCHANT WITH OUTSIDE STORAGE, A FOOD RETAIL STORE, ALONG WITH ACCESS, SERVICING, PARKING, BOUNDARY TREATMENT AND LANDSCAPING

We act as project managers for Travis Perkins in connection with the proposed development of the above site.

We refer to the Decision Notice Ref: LU/175/08 dated 11th November 2008. The purpose of this letter is to submit information and to request the discharge of conditions identified within the Decision Notice, as set out within this letter.

We have attached the completed Arun District Council Application Form Ref. "Application for Approval of Details Reserved by Condition". We have submitted the Application Form and all supporting documents as the original document and 3 further copies, except only the Site Investigations which are original documents only. Copies of the Site Investigations have been forwarded direct to both the Environment Agency and the Environmental Health Officer.

Condition No. 3: Before development commences for either the builder's merchant site or the retail site, details of materials to be used for hardstanding, including their porous requirements, for the relevant site shall be submitted to and approved in writing by the local planning authority. The approved details for the hardsurfacing shall be implemented before the relevant site is first brought into use.

Please note that the submission of information with this letter relates only to the builder's merchant site.

Project Management and Cost Control of Construction Projects

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Bourne Wood Partnership Limited

Directors: David R. Kilby BSc (Hons) MRICS

Associate: Derek Coleman BSc (Hons) MRICS MBA

Registered Office: 199 Clarendon Road, Leicester, LE2 3AN. Registered in England No. 2275058

We have enclosed a copy of the Proposed Site Layout drawing reference 07161-L01.03 Rev E, being the approved plan. This shows the whole of the external works constructions (other than soft landscaping as per the approved landscaping plans) to be reinforced concrete pavings/hardstandings constructions. This surface material is impermeable.

A new system of surface water drainage is to be provided to the builder's merchant site.

The storm water discharge from the proposed development is to be reduced from the current estimated 55 l/s to 50 l/s to introduce a betterment of 10% in accordance with the requirements of PPS25. The 50 l/s discharge rate will apply for storms up to and including a 1 in 30 event, typically the event for which storm water drainage systems are designed. Additional discharge for lesser events up to the 1 in 100 plus Climate Change event will be stored on-site in sub-surface storage such a cellular storage systems or oversized pipes. The storage requirement for the builder's merchant site is estimated at 154m³, with the discharge from the storage to be limited to 50 l/s using proprietary restricting devices such as "Hydrobrake". All storm water from the external works areas will be passed through interceptors to ensure the final discharge to the sewers is pollution free. Storm water from the site will be discharged to existing off site sewers as agreed with Southern Water. The rate of discharge will also be agreed formally with Southern Water pursuant to Condition No. 13. Information on the more detailed designs for the drains will be submitted to you pursuant to Condition No. 13.

Condition No. 4

Before development commences for either the builder's merchant site or the retail site, details, details of the design and materials of all external boundary treatments for the relevant site shall be submitted and approved in writing by the local planning authority. The approved details for the relevant site shall be implemented before that site is brought into use.

Please note that the submission of information with this letter relates only to the builder's merchant site.

As demonstrated on the Proposed Site Layout drawing, Hollybush green powder coated palisade fencing to the heights demonstrated on the drawing (generally 2400mm high except to the Tool Hire Compound, where the height is increased to 3000mm high) is provided to the north, south, east and (part) west boundaries of the builder's merchant site. The entrance gates into the builder's merchant site are steel powder coated Hollybush green height 2400mm. New boundary wall constructions are provided to the Pier Road boundary as demonstrated on the drawing, 2400mm high comprising brickwork with inset flint panels to match the walls on the opposite side of the highway, in accordance with the attached photograph.

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Condition No. 9 Before development commences for the builder's merchant site or the retail site (as the case may be):

- (a) A desktop study for the relevant part shall be carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. And using this information a diagrammatical representation (conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.
- (b) A site investigation for the relevant part shall be designed for the site using the information obtained from the desktop study and any diagrammatical representations (conceptual Model). This should be submitted to and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:
 - a risk assessment to be undertaken relating to the potential impact of land contamination, and;
 - refinement of the Conceptual Model, and;
 - the development of a Method Statement detailing the remediation requirements.
- (c) The site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk assessment has been undertaken.
- (d) A Method Statement detailing the remediation requirements, including measure to minimise the impact on ground and surface waters, and human health using the information obtained from the Site investigation has been submitted to the Local Planning Authority prior to that remediation being carried out on the site.

This submission relates to both the builder's merchant site and the retail site.

Further submissions to be made to satisfy the planning requirements set out within Condition No. 9 (development of each site in accordance with the approved Method Statement) and Condition No. 11 (the identification on site of contamination not previously identified) will be dealt with separately as the development(s) proceed in relation to each of the builder's merchant site and the retail site.

We have instructed Opus Joynes Pike to carry out a site investigation to the overall site (combined) areas of the applicant site, together with a subsequent Detailed Quantitative Risk Assessment: Controlled Waters ("DQRA"). These works have been carried out in direct dialogue with Ms Kate Attrill at the Environment Agency Office in Chatsworth Road, West Sussex.

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I enclose in support of the discharge of this planning condition the following information:

- Geo-environmental Investigation: Pier Road Littlehampton (south site) dated September 2008 - being the builder's merchant site
- Geo-environmental Investigation: Pier Road Littlehampton (north site) dated September 2008 - being the retail site
- Detailed Quantitative Risk Assessment: Controlled Waters dated 4th December 2008 addressed to Ms Kate Attrill at the Environment Agency in response to her letter to Opus Joynes Pike dated 1st December 2008. The DQRA relates to both the sites.
- Letter dated 1st December 2008 received from Ms Kate Attrill.

The DQRA concludes that there will be no impact from (TPH and Arsenic) contaminations to any potential secondary controlled water receptor (ground water abstraction point at the horticultural nurseries) and as such, it is anticipated that no remedial works in respect of contaminations will be required at the site to be protective of controlled waters.

The Report further identifies, however, that if ground conditions should differ significantly from those encountered during the ground investigation, then works on site are to be suspended within the subject area(s) and referral will be made back to the Environment Agency.

Condition No. 15 **Before development commences for either the builder's merchant site or the retail site an archaeological investigation of the site shall be carried out at the expense of the developer in accordance with a specification for the relevant site and shall be submitted to and agreed by the Local Planning Authority in writing (following the demolition of any existing buildings and) before the commencement of any building works.**

This submission relates to both the builder's merchant site and the retail site.

Further submissions to be made to satisfy the planning requirements set out within Condition No. 15 (notifying the LPA immediately of any items of archaeological interest during the building operation) will be dealt with separately as the works proceed in relation to each of the builder's merchant site and the retail site.

We have instructed the Environmental Dimension Partnership ("EDP") to advise us on archaeological matters.

They have been in discussion directly with Mark Taylor of West Sussex County Council, whom we are advised provides archaeological planning advice to Arun District Council.

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EDP have established in consultation with Mr Taylor that two stages of investigation and recording will be required to satisfy the requirements of the above planning condition, vis-a-vis, the carrying out and completion of a standing building record of the existing buildings on the site and, thereafter, the carrying out of an archaeological watching brief as the construction works proceed.

I have enclosed in support of the discharge of this planning condition the following information prepared by EDP:

- Specification for standing building recording.
- Specification for a watching brief.

Both of these documents have been forwarded directly to Mr Taylor at West Sussex County Council, whom has approved the same in discussions with EDP. I have copied Mr Taylor with this letter and the archaeological statements for expedience.

Can you kindly confirm that the scope and specification of archaeological works to be carried out as outlined within these two documents are approved.

We have enclosed our cheque in the sum of £85.00 to discharge the conditions outlined within this letter.

Can you kindly revert to David Kilby at this office in the event that you have any queries in connection with this letter.

Yours faithfully



BOURNE WOOD PARTNERSHIP

Encs: i Application Form
 ii Site Layout Drawing Reference [07161-LO1.03 Rev E
 iii Photograph of brick/flint wall
 iv Geo Environmental Investigation: Pier Road Littlehampton (south site) dated September 2008 (1 copy only)
 v Geo Environmental Investigation: Pier Road Littlehampton (north site) dated September 2008 (1 copy only)
 vi Detailed Quantitative Risk Assessment: Controlled Waters dated 4th December 2008 (DQRA)
 vii Letter dated 1st December 2008 received from Ms Kate Attrill.
 viii EDP: Specification for Standing Building Recording.
 ix EDP: Specification for a Watching Brief.
 x Cheque for £85.00

Copy: J Best Esq
 G Lund Esq
 P Jayes Esq
 M Taylor Esq + Enc (Specifications for Archaeology Works)