

Michael Eastham
Principal Planning Officer
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

7th April 2020

Dear Michael

Town and Country Planning Act 1990 (as amended)
Application for Details Reserved by Condition attached to Outline Consent: LU/47/11
Conditions 10, 13, 15, 19, 20, 21, 22, 23, 25, 31, 37, 38 and 40
In respect of Phase 3: Parcels A2 / B6
Planning Portal Reference: PP-08640466

The following information is submitted to support these applications:

- Completed application form;
- A planning fee cheque of £[REDACTED] paid via the planning portal;
- The submitted documentation and drawings relate to the discharge of the following conditions:

Condition 10 – Surface Water Drainage

This condition requires the submission of a surface water drainage scheme for this phase based on the sustainable drainage principles and designed in accordance with the SUDs strategy for the whole development. Accompanying this submission are plans showing the surface water solution for each parcel which connect into the **existing Southern Water public network** in Toddington Lane.

Condition 13 – Foul Drainage

This condition requires the submission of a foul drainage system. Briefly, the scheme will connect into the **existing Southern Water public sewer** in Toddington Lane, as shown on the drawings.

Condition 15 – Tree Protection

This condition requires the submission of a Tree Protection Plan setting out how trees will be protected during the construction phase.

Conditions 19, 20 and 21 - Ecology

These conditions require updated ecological surveys, proposed mitigation and management to be submitted with any reserve matters application. An ecological management plan has been prepared by ECOSA which details the specific ecological management proposed for the application site. It has been prepared in accordance with the WYG Ecological Management Plan, which provided a framework for the treatment of ecological sensitive habitats site wide. This new management plan by ECOSA also

details the ecological survey work that has been completed since the WYG Ecological Management Plan was prepared.

Condition 22, 23 and 25 – Construction Method Statement and CEMP

This condition requires the submission of a Construction Method Statement, details of the construction compound, vehicle cleaning facilities and highway cleaning strategy.

Condition 31 - Energy

This condition requires details of how at least 10% of the energy supply from the development shall be secured from decentralised and renewable or low carbon energy sources. The accompanying report from Southern Energy Consultants set out how this will be achieved: the target will be met via Photo Voltaic panels on optimal locations and a fabric first solution.

Condition 37 and 38 - Noise

These conditions require a noise assessment to be undertaken for each phase of development. A noise assessment has been undertaken by WYG and discharges the requirements of Condition 37 and 38. It details that glazing and ventilation has been provided to ensure that ambient noise level of the proposed dwellings are acceptable. In addition, it confirms that all private external amenity areas fall within acceptable noise levels with the fencing recommendations.

Condition 40 – Archaeology

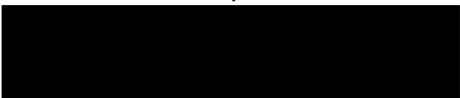
This condition requires the submission of an archaeological investigation.

Summary

I trust the enclosed documentation is sufficient to validate and approve these planning conditions. However, if you have any queries or require any further information please do not hesitate to contact me.

I look forward to receiving receipt of validation and approval in due course.

Yours Sincerely



Robert Clark BA (Hons) Dip TP MRTPI
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Persimmon Homes Thames Valley