

[REDACTED]

[REDACTED]

[REDACTED]

From: Claire Potts
Sent: 19 July 2016 16:46

[REDACTED]
Cc: Neil Crowther
Subject: Discharge of conditions application LU/96/16/DOC

Dear Peter,

I am the officer dealing with the above discharge of conditions (DOC) application for the Bovis Site at Hampton Park. Having reviewed some of the information submitted and some of the consultation responses received, please see my comments below:

Conditions 14 (landscaping) and 15 (tree protection): the ADC Tree Officer has objected to the submitted information as a proposed dwelling (plot 25) is located within the Root Protection Area of T1. There is no method statement or mitigation measures on how this would be achieved in accordance with BS 5837:2012. Therefore, I will not be able to discharge this conditions until an acceptable method statement and mitigation measures are provided. Until this issue is resolved please ensure that the tree protection barrier around T1 aligns with the Root Protection Area, rather than the area illustrated on the submitted Plan. There has been no objection from ADC Landscaping officer on the soft landscaping scheme. **Please could you submit a revised plan and method statement to address the points raised and confirm that a tree protection barrier will be placed around the RPA of T1 with immediate effect.**

Condition 5 (details of finishes): **please could samples of the brick types and roof tiles be provided.** The front door style indicated on the Materials Plan 'SBD Birtley Contemporary GRP range – Dover' appears to be a different style from the doors indicated on the approved elevations, which seem a closer match to the 'Deal' style of door.

There is a requirement under condition 1 of LU/117/15/RES for a statement of architectural detail to be submitted and approved. The condition is a 'condition precedent' therefore it is required to be discharged before any development takes place. From a recent site visit, it appears that preparation work is being carried out on site. As the statement of architectural detail may require amendments to the Materials Plan submitted under condition 5 (above) I will not be able to discharge this condition until the Statement of Architectural detail is submitted to discharge condition 1 of LU/117/15/RES. This will need to be through a separate DOC application. **Please could you confirm when this document will be submitted.**

Condition 10: ADC Engineers have asked for confirmation that the total flow from the site is consistent with the proposed flows calculated in the Glanville Site-wide Surface Water Drainage Outfall Strategy of 19 May 2015, specifically appendix 1. They have suggested an overlay of each phase to be shown on the proposed discharge rate catchment layout, showing it as a proportion of the catchment. The same comment was made in relation to application LU/79/16/DOC and additional information was provided. **Please could the same information be submitted in relation to this DOC application.**

Condition 22: Construction Method Statement – a revised Construction Method Statement was submitted under LU/79/16/DOC to address consultee comments, however, the response received from WSCC on 7th July raises points which have not yet been addressed. **Please confirm that their comments will be addressed and submit a further revised Construction Method Statement for both applications LU/79/16/DOC and LU/96/16/DOC.**

Conditions 23: The site strategy plan which was submitted for LU/79/16/DOC has not been submitted in relation to this DOC application. **Please submit the document under LU/96/16/DOC.**

This application also does not include condition 25: Wheel washing or condition 21: Ecological Management Plan. **A separate DOC application should be made to cover conditions 21 and 25, as the details discharged under DOC for LU/79/16/DOC only relate to Plots 1-5 of the development.**

Please contact me if you wish to discuss any of the above comments.

Kind regards

Claire

Claire Potts BSc MSc MRTPI | Strategic Development Team Leader, Strategic Development, Arun District Council | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37698 | External: +44 (0) 1903 737698 E-mail: claire.potts@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.