

Arun District Council
Planning Services
1 Maltravers Road
Littlehampton
BN17 5LF

Our Ref: 18051

25 November 2019

Dear Sir/Madam,

Land West of Yapton Road, (former Poultry Farm), Middleton on Sea, PO22 6DY
Approval of Detail Application
Your Ref: M/45/16/PL

On behalf of Frontier Estates I am pleased to enclose an approval of detail application relating to the above planning consent. The purpose of the application is to discharge the relevant pre-commencement conditions in order to allow the development to be legally implemented (and to therefore keep the permission alive).

The original planning application to which this submission relates was approved on 7 February 2017 and condition 1 of the permission requires that the development thereby permitted be begun before the expiration of 3 years from the date of the permission.

In this case the applicant intends to commence development through the demolition of the brick farmhouse building on the site. This work would satisfy the 'material operations' requirements as set out in Section 56(4) of the Town and Country Planning Act. By limiting the amount of demolition at this stage, the contractor's activities will be restricted to the small part of the site where the house stands, hence the targeted demolition activities will leave the vast majority of the site untouched (residual demolition work will not be undertaken until after the end of March 2020).

Prior to starting works, it is necessary to first seek approval of those conditions that relate to pre-commencement matters. Having regard to the proposed works outlined above, the relevant pre-commencement conditions, as agreed in pre-application dialogue with the local planning authorities, are set out below.

Condition 18 – Approval of a Construction Management Plan

A Demolition Method Statement has been prepared to cover the demolition phase of the work. As such it is requested that this condition be dealt with in-part only. A further Statement will be provided in due course to cover the construction phase of the development.

The submitted document has been prepared to address each of criteria outlined in the condition and outlines the proposed access, parking and servicing arrangements, the proposed hours of operation and the proposed mitigation measures.

Condition 22, 25 and 26 -Tree Protection Measures

These conditions are compliance-only matters and do not require the submission of further details. Nonetheless, noting that there are TPO's on the site the applicant has prepared a technical note to demonstrate how these conditions will be fully adhered to during the proposed first phase of the demolition works.

In minimising the extent of the demolition zone the following arboricultural matters arising from the proposed construction methodology are noted:

- The dwelling can be accessed by vehicles/plant along the existing hard-surfaced access track rather than through the future site access
- Tree removal work is not required to facilitate the demolition of the dwelling
- The Root Protection Zones of trees to be retained are outside the demolition zone. The extent of the demolition zone in relation to approved tree protection fencing is set out in the accompanying technical note
- The demolition zone fencing will be constructed in accordance with the tree protection fencing design provided in the Arboricultural Method Statement, and will be left in situ following the demolition work
- The Tree Officer will be notified of the work not less than 7 days prior to it being undertaken

Condition 24 – Ecological Mitigation

As with the conditions relating to the tree protection measures as outlined above, this condition is also a compliance-only condition. Nonetheless, the applicant has again prepared a technical note to demonstrate how the first phase of demolition works will protect ecological interests and will comply with the approved Reptile Strategy and Mitigation Measures. The technical note is to be read alongside an updated Ecological Impact Assessment and reptile survey which supports a current planning application for a care home on the subject site. The preparation of this work satisfies the ecological survey requirements of the condition.

Importantly, in order to commence the demolition of the existing dwelling, significant vegetation clearance is not required and the land in question is of low ecological value. However, mitigation measures are proposed to avoid any disturbance or removal of potential reptile habitat. These measures, as set out in the accompanying document, include the instruction of an Ecological Clerk of Works, the hand removal of habitats and (whilst highly likely) the translocation of any reptiles that might be discovered.

Summary

In light of the information submitted, the applicant hereby seeks the part-approval of details submitted in respect of conditions 18, 22, 24, 25 and 26 insofar as they relate to the first phase of the demolition works.

Whilst there are other planning conditions that need to be satisfied prior to the commencement of new development, these do not need to be discharged in connection with demolition works (this includes conditions 10, 11, 13 and 14).

We trust that the enclosed information enables the application to be validated and approved. Should you have any queries in respect of this submission please do contact me.

Yours faithfully,



Adrian Kearley
Director