



Alex Eatough
Plainview Planning
 42 Clarendon House
 Clarence Street
 Cheltenham
 GL50 3PL

Simon Davis
Planning Department
 Arun District Council
 First Floor
 Arun Civic Centre
 Maltravers Road
 Littlehampton
 BN17 5LF

VIA EMAIL to simon.davies@arun.gov.uk

Dear Mr Simon Davis

Application for the approval of details reserved by a condition

Land at Kings Close, Yapton

Y/22/14 - Conditions 5 and 17 and Y/74/17/RES

Plainview Planning Ltd has been instructed to submit an application for the approval of details reserved by a condition, pursuant to the outline planning permission (Y/22/14) granted on 14 November 2014 for residential development on land at Kings Close, Yapton, and Reserved Matters (Y/74/17/RES) dated 6 April 2018.

The relevant conditions are 5 and 17 of Y/22/14, and Condition 2 of Y/74/17/RES .

CONDITION 5 OF Y/22/14

Condition 5 states:

"No part of the development shall be first occupied until provision has been made within the site in accordance with plans and details to be submitted to and approved by the Local Planning Authority to prevent surface water draining onto the public highway. The approved details shall be retained in perpetuity in good working order."

The stated reason for the condition is:

"To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan."



The following plans and documents have been submitted in support of the application to discharge Condition 5.

- Location Plan - 16024-LOC Rev A
- Inspection Chamber - STD.01.20 Rev D
- King Post Retaining Wall Details - 107 Rev P2
- King Post Retaining Wall Details - 106 Rev P2
- Sections - 103 Rev P3
- Pavement Construction - 102 Rev P3
- General Arrangement Showing Drainage - 101 Rev P5
- Proposed Site Layout - 16024 RM101Rev B
- High Storage Soakaway - STD.01.63 Rev C
- Brickwork Catchpit Chamber - STD.01.47 Rev A
- Private Manhole Type P2 - STD.01.22 Rev A
- Exploratory Hole Location Plan - Figure 4 Rev 01
- General Arrangement with Areas Contributing Plan - 101 Rev P1
- Groundwater Levels Sheet ref. 28854
- Micro Drainage Results - May 2018
- Letters from Archibald Shaw dated 26/04/18, 30/04/18, and 10/05/18
- Soakage Test Results

CONDITION 17 OF Y/22/14

Condition 17 states:

"Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority."

The stated reason for the condition is:

"To protect the environment and prevent harm to human health by ensuring that the remediated site has been reclaimed in an appropriate standard in accordance with Arun District Local Plan Policy GEN7."



On 12 April 2018, you confirmed, via email correspondence with the application's planning agent (my former colleague, Raymond Cole) (see Appendix A), that:

"The condition you refer to is our standard ENV6 condition. It is worded "Prior to [commencement of development]/[occupation of any part of the permitted development], a (continuing as per the condition imposed).

In hindsight, it might have been more helpful if in finalising the condition, we had deleted the reference to commencement rather than the reference to occupation. We are not concerned therefore if you proceed to carry out the remediation works and submit the verification report prior to occupation."

As discussed in our email correspondence of 7 November 2018, we sought a process whereby the soil verification can be carried out in stages, by grouping plots, and consequently whereby a partial discharge of Condition 17 is sought. You confirmed you had no concerns with the proposed approach and requested that a phasing plan be submitted with the submission in order that you can specify that the discharge relates to a particular phase in accordance with a named phasing plan.

As requested, a phasing plan is provided in support of this application (Ref. 16024-RM110G). This demonstrates the following phases:

- Phase 1: Plots 16 - 20
- Phase 2: Plots 9 - 12, & 14 & 15
- Phase 3: Plots 2 - 8

This application is seeking the partial discharge of Condition 17 in respect of Phase 1 (Plots 16 - 20).

The application has been submitted via the Planning Portal today and is accompanied by:

- A phasing plan (ref. 16024-RM110G)
- Verification Report - Phase 1 (ref. G6308-04/01)

CONDITION 2 OF Y/74/17/RES

Condition 2 states:

"No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding. The lighting approved shall be installed and shall be maintained in accordance with the approved details."

The stated reason for the condition is:

"In the interests of the amenities of the area, the site biodiversity (particularly in respect of bats) and to minimise unnecessary light spillage outside the development site in accordance with policies GEN7, GEN29 and GEN33 of the Arun District Local Plan and the National Planning Policy Framework."

The specifications for the lighting are submitted in support of this discharge of condition application.

Type of light appliance:

Bollards

Square floor stand QUADRASYL 75 made from painted aluminum. With protection class IP44 it is suitable for outdoor use. The electrical connection of the luminaire is made directly to the 230V mains supply. A suitable concrete anchor set is included.

Exterior lights to houses

- ASD Lighting PLC - HR2-BLL4LED600-HILO HORIZON BLACK/OPAL LOUVRE 600 HILO.
- 1 x LED fitting.

Height and position of fitting:

The approved Landscape Layout drawing (ref. 16024-RM110 Rev E) (re-submitted in support of this application) show the location of the bollards. Bollard heights will be 800mm above ground level. The exterior lights to houses will be adjacent front and rear patio doors at a height of 1.8 above FFL.

Illumination levels and light spillage:

Please refer to light specifications submitted in support of this application.

Bollards:

- Light output ratio: 55.00%
- Lamp luminous flux: 220 lm
- Luminaire luminous flux: 121 lm
- Power: 10.0W
- Luminous efficacy: 12.1 lm/W
- Colourimetric data: 1 x TCR GX53 10W 220 lm 3000K CRI 80: CCT 3000 K, CRI 80

Exterior lights to houses:

- Luminous emittance 1
- Light output ratio: 100%
- Lamp luminous flux: 189 lm
- Luminaire luminous flux: 189 lm
- Power: 8.9W

- Luminous efficacy: 21.3 lm/W
- Colourimetric data: 1x:CCT 4000K, CRI 80

The positioning of the bollard lighting has been carefully considered as part of the landscape scheme to minimise potential impacts to any bats using the trees, hedgerows and buildings. The lighting chosen serves to avoid unnecessary artificial light spill through the use of directional light sources and shielding.

I trust you will find that sufficient information has been provided to enable the formal discharge of these conditions. However, if you have any questions or require further details, please do not hesitate to contact me.

Yours sincerely

Alex Eatough

T: 01242 501003

E: alex@plainview.co.uk

A: 42 Clarendon House Clarence Street, Cheltenham, GL50 3PL