



30 Carlton Crescent, Southampton SO15 2EW

Planning Department
Arun District Council
1 Maltravers Road
Littlehampton
West Sussex
BN17 5LF

10th July 2020

Our Ref: 19/DCON
Your Ref:

Dear Sir,

**Discharge of Conditions 5, 6, 7, 8, 11, 12, 14, 16, 17, 20 and 23 for Outline Planning
Permission Y/1/17/OUT**

Site Address: Bonhams Field, Main Road, Yapton, West Sussex, BN18 0DX

Original Proposal: Outline Application with some matters reserved for the erection of 56 No. dwellings with associated open space and creation of new access. This application is a Departure from the Development Plan and affects the character and appearance of the Yapton (Main Road) Conservation Area.

We are pleased to enclose the following details relating to pre-commencement conditions for the outline planning permission at Bonhams Field.

This application is made on behalf of our client Seaward Properties Ltd who will be implementing the fully masterplanned development, in accordance with the Reserved Matters approval **Y/63/19/RES**.

Please see attached **Location Plan 18076-S101 Rev A** showing the site area for this application which seeks to provide details reserved by various conditions. The associated Reserved Matters conditions will be applied for separately.

Condition 5 Archaeology

No development shall take place until the applicant has secured the implementation of a program of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.

Reason: The site is of archaeological significance in accordance with Arun District Local Plan Policy GEN7.

An **Archaeological Evaluation Report** has been produced by Archaeology South-East. This report presents the results of an archaeological evaluation they carried out on the site between 11th and 15th June 2018. A total of 21 trenches were excavated, 11 of which revealed archaeological finds and features. The main focus of activity appeared to be on the western edge of the site whilst the remaining trenches with archaeology present were spread across the site. The features comprised mainly of ditches and gullies as well as a number of postholes, a pit and a potential quarry pit.



Director: Ian Johnson BSc(Hons), MA, PG Dip UCL, MRTP I
David Jenkins BSc(Hons) IP, Dip IP, Dip EM, MRTP I
Exec Consultants: Graham Beck JP, MBA, LL B(Plans), B.A.(Hons), Dip LP, MR L.P.I., MCMI
Mark Luken M&A, B.Sc.(econ) (Hons), Dip.T.P., MRTP I, MCMI



James Kenney County Archaeologist from Chichester District Council provided guidance and monitoring during the evaluation and fieldwork. Please see the accompanying report for further details.

We trust that the submitted report is sufficient to discharge the above condition, which includes a Written Scheme of Investigation and evaluation report of its findings.

Condition 6 Landscaping

The landscaping and layout particulars to be submitted in accordance with Condition 1 shall include:

- *Details of all existing trees and hedgerows on the land, showing which are to be retained and which removed;*
- *Details of the positions, height, design, materials and type of boundary treatment to be provided;*
- *Details of any proposed alterations in existing ground levels and of the position of any proposed excavation, within the crown spread of any retained tree;*
- *The detailed landscape design for the development including the layout and design of the public realm within the development; and*
- *Details of surfacing, lighting and signage of all footpaths, cycle routes and phasing plan for their provision.*

No hedge or tree shall be felled, uprooted or otherwise removed before, during or after the construction period except where removal is indicated on a plan approved by the Local Planning Authority.

Reason: To protect and enhance the quality of the environment in accordance with policy GEN7 of the Arun District Local Plan.

Both hard and soft landscaping plans, boundary treatment and materials plans were submitted as part of the Reserved Matters application for this development.

Please see drawings;

- **2076-TF-00-00DR-L-1001 Rev P10 Landscape General Arrangement**
- **2076-TF-00-00DR-L-3001 Rev P10 Planting Plan**

The above information is sufficiently detailed and in accordance with the approved outline and subsequent Reserved Matters application. We consider that the above plans provide enough information to discharge the above condition for this permission.

Condition 7 Ecology

Prior to the commencement of development or any preparatory works, an Ecological Enhancements and Management Scheme shall be submitted to the Local Planning Authority for approval and is to be based on the recommendations within the supporting Ecological Assessment dated November 2016, as appropriate. All approved details shall then be implemented in full in accordance with the agreed timings and details.

Reason: To protect and retain the biodiversity value of the site, in particular the perimeter hedgerows and trees before any works commence on site in accordance with policy GEN29 of the Arun District Local Plan.

An **Ecology Mitigation Strategy** has been produced by Aluco Ecology Ltd, in March 2020. This includes positions of bird and bat boxes in figure 3 and the reptile strategy in figure 4 within the

appendix. This sits alongside previous ecological surveys undertaken and detailed landscape plans approved at the Reserved Matters stage.

Condition 8 Tree Protection Measures

Prior to the commencement of construction all tree protection measures, and ground protection measures are to be inspected by Arun District Council's Arboricultural Officer to ensure that it is in accordance with the Tree Protection Measures set out by the Tree Protection Plan. A schedule of site monitoring / supervision visits and reporting procedures should be submitted and approved in writing ahead of any works commencing on site.

If there is deemed to be a need for any utility service route connections to bisect retained tree Root Protection Areas/Zones, then the Arboricultural Method Statement should set out this would be achieved without adverse impact upon existing trees.

Reason: To ensure the retention and maintenance of trees and vegetation, before any works commence on site, which is an important feature of the area in accordance with policy GEN7 of the Arun District Local Plan.

ACD Environmental produced a number of documents in relation to tree protection measures and these were considered during the Reserved Matters application. The relevant plans are:

- **Arboricultural Impact Assessment and Method Statement" (ref: SEA20727aia-ams, Rev: B, 21.02.20);**
- **the "Tree Report" (ref: SEA20727tr, Rev: A, 12/12/19); and**
- **the "Tree Reference Plan" ref SEA20727-03C (21.02.20)**

This is further regulated by conditions in the Reserved Matters approval. Namely Condition 2, stating that all activity at the site is to be carried out in strict accordance with the above documents.

The above documents and plans have been submitted again for ease of reference, however, it is considered that this is sufficient detail to discharge both the outline and reserved matters requirements.

Condition 11 Surface Water Sewer

The exact position of the surface water sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

Reason: To ensure that the public sewer and Southern Water infrastructure is protected in accordance with policy GEN7 and GEN9 of the Arun Local Plan.

A Water and Sewers Utilities Report has been produced by emapsite and Groundsure, in consultation with Southern Water. The utility searches indicate that there are no statutory services or wayleaves on the site in relation to sewers. Please see the Water and Sewers Report submitted for further details.

These details were shared with the Council during the Reserved Matters application which subsequently approved the detailed design and layout. Furthermore Appendix 3 of the supporting **Drainage Statement** provides details of public sewers, all of which are located off site. No further action is anticipated in relation to this condition.

Water and Sewers Utilities Report by emapsite and Groundsure.
Drainage Statement by CEP

Condition 12 Surface Water Drainage Scheme

Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SuDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage.

Reason: To ensure that the proposed development is satisfactorily drained before construction begins on site in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

A **Drainage Statement** has been produced by CEP providing a detailed drainage scheme for the site (see Appendix 5 for details). Drainage has been based upon infiltration to the ground via a voided infiltration blanket as detailed in Section 4.2 of the Drainage Statement. This design has been informed by both winter groundwater monitoring and percolation testing completed in 2019/2020, 2018 and 2016 (see section 3.4 of the drainage statement for precise details).

Condition 14 SuDS Maintenance and Management

Development shall not commence until full details of the maintenance and management of the SuDS system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include (a) details of financial management of the site including arrangements made in the event that the management company (or any subsequent management company) is no longer able to fulfil its duties; and (b) arrangements for the replacement of major components at the end of the manufacturers recommended design life.

Reason: To ensure that the efficient maintenance and on-going operation of the SuDS system is incorporated at the earliest stages of the development and to ensure the best practice in line with guidance set out in 'The SuDS Manual' CIRIA publication ref: C753 Chapter 32.

A **Drainage Maintenance Manual** has been submitted as a standalone report and includes a Drainage Maintenance and Ownership Plan in accordance with the above requirements.

Condition 16 Drainage Strategy

No development shall commence until a drainage strategy detailing the proposed means of foul disposal and an implementation timetable has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme and timetable.

Reason: To ensure adequate foul drainage capacity exists, or appropriate drainage capacity can be provided as part of the development and provided at the earliest stages of the development in accordance with policy GEN9 of the Arun District Local Plan.

The drainage design for the scheme is shown on Drawing 1210 located in Appendix 5 of the Drainage Statement produced by CEP.

Condition 17 Soil Resources Plan

Prior to the commencement of development or any preparatory works, a Soil Resources Plan shall be submitted to the Local Planning Authority for approval and is to be based on the supporting Agricultural Assessment dated September 2016, as appropriate. The Soil Resources Plan shall demonstrate measures to be taken to ensure that a community orchard will be provided on-site and comprise an area that is substantially in accordance with the 'Community Orchard Public Open Space and Green Buffer to Heritage Assets' as shown on the indicative 'Sketch Layout' drawing number SK02 Rev. All approved details shall then be implemented in full in accordance with the agreed timings and details.

Reason: To protect and retain the value of the site's soil and ensure that it is utilised in the proposed orchard area in accordance with emerging policy SO DM1 of the Arun District Local Plan.

A Construction Code of Practice for the Sustainable Use of Soils on Construction Sites' has been developed by DEFRA to assist anyone involved in the construction sector to better protect the soil resources with which they work and in doing so minimise the risk of environmental harm. If the soil and its qualities have been carefully preserved through the construction process, then efforts should be made to return the soil resource to a productive use.

Soil will be managed during implementation of the scheme through the Construction Management Plan (CMP). However general management of the soil resources are described below.

General Management of Soil Resources

This will include the sustainable use of surplus soil generated by excavation activities, predominantly topsoil which will be re-used where practicable either to form embankments, or for landscaping, namely in the community orchard / growing area and areas of open space.

Where any soil is likely to be temporarily impacted, it would be stripped and stockpiled to prevent excessive damage and degradation. Once construction works are complete, the soil that has been stripped from area of temporary use (construction compounds and haul routes) would be returned and restored. To ensure soil resources are not lost or damaged due to cross-contamination, poor storage or poor handling procedures, the following measures would be followed;

- ensuring that there is sufficient space to stockpile all soil, regardless of type, that would remain on site;
- investigating beneficial off-site uses for all soil types that would be surplus to requirement;
- planning site works so that soil stripping and replacement could be undertaken in summer months in order to reduce likelihood of compaction, and other problems due to wet conditions;
- avoiding stripping soil during or after heavy rainfall or when there are pools of water on the surface;
- clearly marking out all haul routes and areas to be protected from construction activity, ensuring that the width of haul roads is kept to a minimum to protect as much soil in situ as possible;
- avoiding stripping topsoil to a depth that would result in subsoil being incorporated, thereby causing contamination and reducing fertility; and
- avoiding stripping soil of different quality and composition (such as, clay with sand), which would cause cross-contamination of the separate soil types.

The soil can be stored for up to one year, but if this is likely to be more than 6 months or a longer period, the surfaces of the stockpile shall be seeded with a grass/clover mix to minimise soil erosion and to help reduce infestation by nuisance weeds. Any waste materials will be removed before forming stockpiles, kept in the driest condition possible, mounds to be no more than 3m high and different soil types kept in separate piles.

Soil placement and aftercare for landscape, habitat, orchards, and garden areas will be managed by the landscape contractors in accordance with the approved landscaping scheme.

The above measures are considered in accordance with the strategic objectives for soils set out in Policy SO DM1, in Arun Local Plan 2011-2031 (July 2018).

Details regarding soil management have also been depicted in the accompanying Construction Management Plan (CMP), discussed in more detail below.

Condition 20 Construction Management Plan (CMP)

No development shall take place, including works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- *The anticipated number, frequency and types of vehicles used during construction;*
- *The method of access and routing of vehicles during construction;*
- *The parking of vehicles by site operatives and visitors;*
- *The loading and unloading of plant, materials and waste;*
- *The storage of plant and materials used in construction of the development;*
- *The erection and maintenance of security hoarding;*
- *The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including provision of temporary Traffic Regulation Orders);*
- *Measures to control the emission of dust and dirt during demolition and construction, lighting for construction and security; and*
- *Details of public engagement both prior to and during construction works.*

Reason: In the interests of road safety and amenity in accordance with policy GEN7 of the Arun District Local Plan.

Details regarding the CMP have been depicted in the accompanying Construction Management Plan – Drawing No. **CEMP Layout Plan – Dated: July 2020 – Prepared by: Seawards** and accompanying **CMP details**.

This plan also contains the following details;

- Intended Build Programme,
- Construction and Traffic Management,
- Agreed Working Hours,
- Mud and Dust Prevention, Spillages, protection of watercourses,
- Site compound details including material storage areas and parking provision
- Soil stockpile area awaiting re-use
- Noise Prevention Measures and Site Lighting
- Boundary treatments and Tree Protection Fencing
- Public Communication / Complaints

The Construction Management Plan also provides details in accordance with the condition 17 above, alongside the requirements of the Reserved Matters approval.

Condition 23 Lighting Strategy

Prior to the commencement of development or any preparatory works, a lighting strategy shall be submitted to the Local Planning Authority for approval. All approved details shall then be implemented in full.

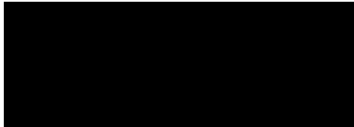
Reason: To ensure lighting is considered and approved at the earliest stage in order to control the residential amenities of the local environment in accordance with Arun District Local Plan policies GEN7, GEN33.

A detailed external lighting scheme has been developed by **DH Windsor DWG 14721-1-B Layout Lighting Plan**. The proposed lighting scheme follows discussions held with the Parish and officers during the application process.

We trust this information addresses the requirements of the conditions set out above, and the Council confirm that Conditions 5, 6, 7, 8, 11, 12, 14, 16, 17, 20 and 23 can be discharged at their earliest opportunity.

Please do not hesitate to contact myself if you have any queries.

Yours sincerely



Natalie Fellows BA (Hons) MSc MRTPI

~~Associate Director~~



Enc:

1. "An Archaeological Evaluation Report", produced by Archaeology South-East.
2. 2076-TF-00-00DR-L-1001 Rev P10 "Landscape General Arrangement"
3. 2076-TF-00-00DR-L-3001 Rev P10 "Planting Plan" by Terraforma.
4. Ecology Mitigation Strategy produced by Aluco Ecology Ltd, in March 2020.
5. "Arboricultural Impact Assessment and Method Statement" (ref: SEA20727aia-ams, Rev: B, 21.02.20) produced by ACD.
6. The "Tree Report" (ref: SEA20727tr, Rev: A, 12/12/19) produced by ACD.
7. The "Tree Reference Plan" ref SEA20727-03C (21.02.20) produced by ACD.
8. Water and Sewers Utilities Report by emapsite and Groundsure.
9. Discharge of Conditions Drainage Summary (CEP).
10. Drainage Maintenance Manual (CEP).
11. Drainage Statement and Management Strategy (23018 CEP) June 2020.
12. CEMP Layout Plan – Dated: July 2020 – Prepared by: Seawards.
13. CMP Additional Details.
14. DWG 14721-1-B Layout Lighting Plan prepared by DH Windsor.