

[REDACTED]

From: Megan Green [REDACTED]
Sent: 14 July 2021 15:31
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Chris Brake [REDACTED]
Subject: RE: AL/20/21/PL - Wings Nursery, Lindsey Road, Woodgate

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Good afternoon Simon,

Further to your email below and letter dated 06/07/2021, please find below our comments on the proposed pre-commencement conditions.

In summary, we accept the majority of the pre-commencement conditions, but request amendments to the three of the proposed conditions.

Condition 8

Please can you clarify what "any machinery" constitutes as we have begun the reptile mitigation strategy (grass cutting) and are due to begin the archaeology trenching next Wednesday (21st July). We will also need machinery on-site to put up the tree protection fencing. As such, we would like to request that the wording "any machinery is introduced to the site" is deleted from the proposed condition as follows, so that the above works are not hindered.

"Before the site is occupied ~~or any machinery is introduced to the site~~ or demolition work or construction work or alterations to existing ground levels takes place a PRECOMMENCEMENT Site Meeting is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert representing the site owner(s) - at this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the "Appendix 7 Tree Protection Plan", ref B/0300/21, dated 13/05/2021"

Condition 13

As a Written Scheme of Investigation has already been submitted as part of the application and trenching works are due to commence next week on Wednesday 21st July, we would like to request the condition is amended as follows;

*No development shall take place until the applicant has **implemented the** ~~secured the implementation of a~~ programme of archaeological works in accordance with ~~the~~ a written scheme of investigation which has been submitted by the applicant and **agreed with** ~~approved by the Planning Authority~~ **Archaeological Officer. A verification report will be submitted for approval by the Planning Authority prior to commencement.***

Condition 18

On the basis that the below ground design will not have an effect on the acoustic design principles, we would like to request that Condition 18 is amended to above slab level.

We trust these amendments will be acceptable but please do not hesitate to contact me if you would like to discuss or require any further information.

Whilst emailing, I was just wondering when the committee report may be available for us to view?

Many thanks,

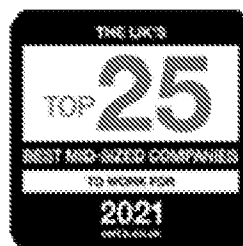
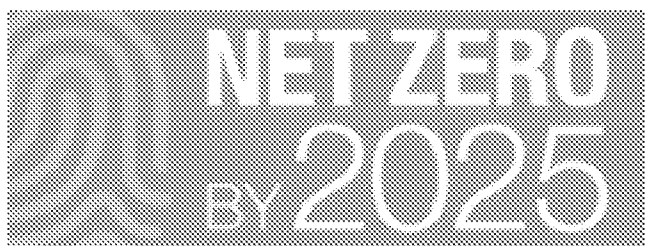
Megan

Megan Green
Senior Planner

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 06 July 2021 12:09

To: Megan Green

Cc: Chris Brake

Subject: RE: AL/20/21/PL - Wings Nursery, Lindsey Road, Woodgate

Hi Megan,

I am sorry to say that I have now issued a third PC letter to you. Today I managed to find the EH comments for the current application* and these necessitated some wording amendments to the PC conditions 14, 17 & 18 as per the previous letter. Therefore please review the conditions on the letter you will receive today.

* EH had incorrectly referenced these comments with the previous app ref so they got uploaded there instead and I missed them when I dug out their comments on the last application.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874

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From: Megan Green [REDACTED]
Sent: 06 July 2021 11:05
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Chris Brake [REDACTED]
Subject: RE: AL/20/21/PL - Wings Nursery, Lindsey Road, Woodgate

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Dear Simon,

Thank you for your email – please see this email as confirmation of receipt.

We will review the proposed conditions and come back with any comments early next week.

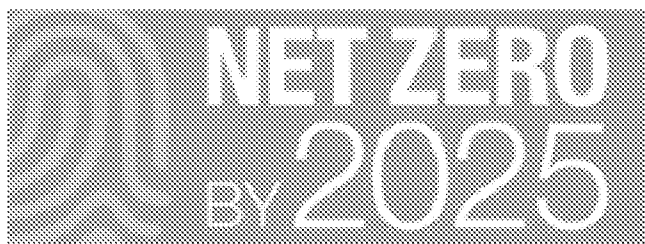
Kind regards,
Megan

Megan Green
Senior Planner

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 05 July 2021 16:57
To: Megan Green [REDACTED]

Cc: Chris Brake [REDACTED]

Subject: RE: AL/20/21/PL - Wings Nursery, Lindsey Road, Woodgate

Dear Megan,

I am sorry for another email on this but I have just looked back at the EH comments on the withdrawn application (no EH comments have been received to the current app) and I see that they recommended PC conditions re contamination and noise. I have therefore just added these in and have issued a new letter, this time to [REDACTED]. The additional conditions are 17 and 18 and I copy these below for you:

(17) Prior to the commencement of development, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

- 1. A preliminary risk assessment which has identified: all previous uses potential contaminants associated with those uses
a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.*
- 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.*
- 3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.*
- 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.*

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved. Where demolition is required 1. and 2. should be submitted prior to demolition. Parts 3. and 4. can take place post demolition if necessary.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun Local Plan policies QE SP1 and QE DM4. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

(18) Prior to the commencement of the development hereby approved, a scheme shall be submitted to:

(a) demonstrate that the internal noise levels within the residential units will conform to the "Indoor ambient noise levels for dwellings" guideline values specified within Table 4 under section 7.7.2 of BS 8233:2014.

(b) demonstrate that the external noise levels within the curtilage of residential units will conform to the "Design criteria for external noise" upper guideline value of 55 dB LAeq,T as specified within section 7.7.3.2 of BS 8233:2014.

Details shall be compiled by a competent acoustician on sound insulation and noise reduction for buildings and shall be submitted to and approved in writing by the Local Planning Authority. The scheme should take into account the correct number of air changes required for noise affected rooms. The works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Arun Local Plan. This is required to be a pre-commencement condition because the approved measures may need to be built into the fabric of the buildings.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Simon Davis
Sent: 05 July 2021 15:16
To: Megan Green [REDACTED]
[REDACTED]

Subject: AL/20/21/PL - Wings Nursery, Lindsey Road, Woodgate

Dear Megan,

Did you get our letter on Friday 2nd July regarding the pre-commencement conditions? Its just that I see we have your email address on file as [REDACTED] and see that you are now Megan Green. I assume the old email address still picks things up but please confirm if you want the file updating.

Simon

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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