

From: Kerry Simmons [REDACTED]
Sent: 11 March 2019 15:43
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Natalie McKellar [REDACTED]
Subject: RE: AW/279/18/RES 261 Aldwick Road

Dear Simon,

We have received instructions from the applicant to agree the suggested conditions as set out in your email below.

Best regards,
Kerry

Kerry Simmons MA MRTPI
Principal Planner
[REDACTED]

26 Chapel Street
Chichester
West Sussex
PO19 1DL
[REDACTED]



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From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 07 March 2019 11:07
To: Kerry Simmons
Cc: Natalie McKellar
Subject: AW/279/18/RES 261 Aldwick Road

Dear Kerry,

I have just noticed that drawing "Plots 3 & 4 Elevations Sheet 1 of 2 1060/DPA109 Rev 01" is missing from our online files (I do have it on the paper file though). Can you email me a copy so we can add to the website.

I also need to agree pre-commencement conditions with you. I am proposing the following:

Note that the plan references in the first condition will change as I assume you will amend the TPP.

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 PRE-COMMENCEMENT Site Meeting is to take place between the Arun DC Tree Officer and the Arboricultural Expert representing the site owners - at this meeting all protective fencing will be inspected along with ground protection measures - they will be assessed to verify that they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the Tree Retention and Protection Plan ref: LLD1425-ARB-DWG-002, Rev 02, 21.06.18.

A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the above site meeting to the satisfaction of the Arun DC Tree Officer.

If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas / Zones then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

This condition supersedes condition 5 on the outline permission ref AW/43/18/OUT.

Reasons: To comply with BS5837 and with Arun Local Plan policy ENV DM4 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised and they can continue to enhance the landscape and amenity of the area. This is required to be a pre-commencement condition because it is necessary to ensure the protection of the protected and otherwise significant trees prior to any change to the surface of the site.

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractor buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access in accordance with policies D DM1 and T SP1 of the Arun Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement condition because it is necessary to have the site set-up agreed prior to access by construction traffic

No development shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details provided by the Local Planning Authority and such facility shall be retained in working order and throughout the period of work on site to ensure the vehicles do not carry mud and earth on to the public highway, which may cause a hazard to other road users.

Reason: In the interests of highway safety and the amenities of the area in accordance with policies D DM1 and T SP1 of the Arun Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement condition because it is necessary to have the wheel washing facility agreed prior to access by construction traffic

Please can you advise within 10 days whether you agree or not to these.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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



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