

[REDACTED]

From: Douglas Bond [REDACTED]
Sent: 10 August 2019 11:22
To: Juan Baeza <Juan.Baeza@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>; [REDACTED]
[REDACTED]
Subject: Re: Pre commencement conditions - A/9/19/PL

Dear Juan,
These are accepted, thank you

Best wishes

Douglas Bond BA (Hons) MRTPI,
Woolf Bond Planning LLP,
[REDACTED]

On 9 Aug 2019, at 2:36 pm, Juan Baeza <Juan.Baeza@arun.gov.uk> wrote:

Dear Douglas

In line with legislation can you please agree to the imposition of the following pre commencement conditions:

- (1) Development shall not commence, other than works of site survey and investigation, 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, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- (2) No development shall commence, including works of demolition, until a Construction & Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority (who shall consult with West Sussex County Council and the Council's Environmental Health Officers). 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:

- An indicative programme for carrying out of the work.
- 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.
- Details of public engagement both prior to and during construction works.
- Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery.
- Measures to control the emission of dust and dirt during construction.
- Details of flood lighting (including intensity of illumination, type and direction of light sources).
- A scheme for recycling/disposing of waste resulting from demolition and construction works.
- Hours of construction works.
- An effective vehicle wheel-cleaning facility.

Reason: In the interests of highway safety and the amenities of the area in accordance with policy TSP1 of the Arun Local Plan.

Regards

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