

our ref: TR/Q50031
your ref: BE/73/14/PL
email: [REDACTED]
date: 3 October 2014



Head of Planning
Arun District Council
Arun Civic Centre
Maltrevers Road
Littlehampton
West Sussex
BN17 5LF

Submitted via Planning Portal
PP-03706350

FAO Neil Crowther

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
LAND AT OLDLANDS FARM, SHRIPNEY ROAD, PO22 9NN
APPROVAL OF DETAILS RESERVED BY CONDITION 6 (CONSTRUCTION MANAGEMENT PLAN) OF PLANNING
PERMISSION REF. BE/73/14/PL (DATED 28 AUGUST 2014)
DISCHARGE OF CONDITION APPLICATION SUBMITTED ON BEHALF OF BERICOTE PROPERTIES LIMITED

We are instructed by our client, Bericote Properties Limited, to submit the enclosed Construction Management Plan pursuant to Condition 6 of planning permission ref. BE/73/14/PL, dated 28 August 2014, relating to the erection of 2no. detached industrial/distribution units at land at Oldlands Farm, Shripney Road, PO22 9NN.

The following documents are submitted in support of the application and included within this letter, and are referenced where relevant:

- **Requisite application form, duly completed;**
- **Decision Notice (ref. BE/73/14/PL, dated 28 August 2014); and**
- **Construction Management Plan (ref. PG 001)**

A cheque for £97 has been sent to the Council under separate cover with the planning portal reference stated on the reverse. This is the requisite amount for a discharge of condition application.

a) Background

Planning permission was granted for the erection of 2no. detached industrial/distribution units on 28 August 2014 (ref. BE/73/14/PL). Specifically, consent was granted for:

“Erection of 2no. detached industrial/distribution units (B1(c)/B2/B8) including access & servicing arrangements, car parking, landscaping & associated flood compensation area.”



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The permission was subject to 25 conditions. Of particular relevance to the enclosed submission are the details pursuant to the Construction Management Plan (condition 6). This condition requires a Construction Management Plan to be submitted and approved in writing.

By way of background and in relation to condition 6, the Construction Management Plan (CMP), also necessary to discharge Condition 3, was submitted to Dominic Smith at West Sussex County Council (WSCC) for comments on 19 August 2014. Following initial feedback, a revised CMP was then resubmitted on 21 August 2014 for further review which was deemed to generally satisfy the condition, although details of routing of vehicles to and from the site was requested on 23 August 2014. The CMP was then revised and re-submitted on 4 September 2014 with the requested additional information. Condition 3 was then approved on 25 September 2014. Following this, condition 6 is similar to condition 3, requiring the same documentation relative to the main development site. The principles have already been agreed so the approval process should be straightforward. Specific information regarding condition 6 is outlined below.

b) Condition 6 Details

This submission seeks to provide information on one pre-commencement condition attached to the planning permission. Condition 6 which relates to the Construction Management Plan states:

“Prior to Commencement of Development a Construction Management Plan shall be 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 provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- measures to control the emission of dust and dirt during demolition and construction, lighting for construction and security.”

The proposed Construction Management Plan is enclosed (ref. **PG 001**). This provides a full account of vehicle access and egress, vehicle and pedestrian controls, vehicle loading, unloading and securing of loads, vehicle movement, signage, lighting, noise and dust, and distribution.

In summary, the evidence provided in support of discharging condition 3, which was approved 25 September (ref. BE/115/14/DOC), is strongly related to condition 6, requiring similar evidence. We therefore trust that the aforementioned condition is sufficient and accords with the reason provided for the condition.



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The condition can therefore be duly discharged.

c) **Conclusion**

We are instructed by Bericote Properties Limited to submit the enclosed application to discharge the above referenced pre-commencement condition. The requisite details have been provided to demonstrate that the Local Authority can now discharge the relevant condition.

We trust that this information is sufficient for you to register this application and discharge the relevant condition outlined within this submission. However, should you require any additional information or seek clarification regarding a particular point, please do not hesitate to contact us.

Yours faithfully,



Tim Rainbird
Director

Enc.

cc: Bericote Properties Limited