

[REDACTED]

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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[REDACTED]

From: Arron Crick [REDACTED]
Sent: 25 October 2021 15:44
To: Amy Myer <Amy.Myer@arun.gov.uk>; [REDACTED]
Subject: RE: BN/114/21/PL - Land rear Highground House, Orchard End - PRE COM CONDITIONS AGREEMENT REQUIRED.

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Hi Amy,

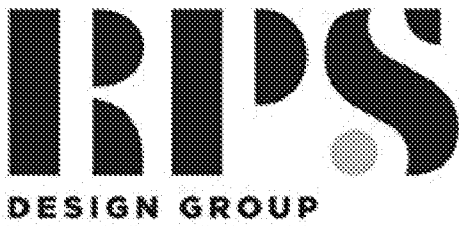
Many thanks for the email and outlining the pre-commencement conditions.

We are happy to accept those and await your decision notice.

Many thanks,

Arron

Arron Crick RIBA - DIRECTOR



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From: Amy Myer <Amy.Myer@arun.gov.uk>

Sent: 25 October 2021 13:18

To: Arron Crick [REDACTED]

Cc: Amy Myer <Amy.Myer@arun.gov.uk>

Subject: RE: BN/114/21/PL - Land rear Highground House, Orchard End - PRE COM CONDITIONS AGREEMENT REQUIRED.

Importance: High

Dear all,

Further to my email update below, I have now drafted my report with a recommendation of approval and it is now with my Managers for sign off. The decision should be issued by the statutory deadline, COB tomorrow 26/10.

However, before doing so, please can you confirm agreement to the following pre-commencement planning conditions:

CMP CONDITION

No development shall commence, including any 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:

- a. An indicative programme for carrying out of the works
- b. Details of the arrangements for public engagement / consultation both prior to and continued liaison during the construction works
- c. 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 and use of noise mitigation barrier(s)
- d. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- e. The anticipated number, frequency and types of vehicles used during construction,
- f. The method of access and routing of vehicles during construction,
- g. The parking of vehicles of site operatives and visitors
- h. Loading and unloading of plant, materials, and waste, including permitted times for deliveries

- i. Storage of plant and materials used in constructing the development
- j.. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- k. 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 Regulations Orders)
- l. measures to control the emission of dust and dirt during construction
- m. a scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning permitted.

Reason: To protect the amenity of local residents and ensure acceptable highways impacts in accordance with policies QE SP1, T DM1 and T SP1 of the Adopted Arun Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement planning condition as it is necessary to secure these details regarding impact on highways operation/safety and local residents amenity prior to development works commencing.

DRAINAGE (SUDS) CONDITION

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 agree and implement the surface water drainage system prior to commencing any building works.

DRAINAGE (FDA) CONDITION

Development shall not commence, other than works of site survey and investigation, until full details of the proposed foul water disposal, in the form of a Foul Drainage Assessment (FDA), are submitted to and approved in writing by the Local Planning Authority. The applicant must first investigate the option of connection to the nearby public sewer network. If a private septic tank is proposed, the FDA must include the applicants justification for non-connection to the mains public sewer, and details of the proposed sewer package treatment plan, and the means of discharge.

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. It is considered necessary for this to be a pre-commencement condition to ensure that the foul water disposal scheme is agreed before construction commences.

TREE PROTECTION CONDITION

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, written confirmation is required from the Arboricultural Expert representing the site owner(s), confirming that all protective fencing has been inspected and found to be 'Fit for Purpose' as required under British Standard 5837:2012 and been erected and positioned exactly as shown on the Tree Protection Plan, dwg no. BJH 03/04, July 2021.

Reason: To ensure the retention of trees and hedgerow which are an important feature of the area in accordance with Policy D DM1 and ENV DM4 of the Arun Local Plan and ES10 of the Barnham & Eastergate Neighbourhood Plan. It is considered necessary for this to be a pre-commencement condition

as the protection and retention of trees and hedgerow goes to the heart of the acceptability of the scheme and the planning permission.

HEDGEROW PROTECTION CONDITION

Prior to commencement of development, a buffer strip of 5m with protective fencing around the existing hedging must be installed and maintained in situ for the duration of the construction works.

Reason: To protect local wildlife, in accordance with the relevant legislation and policy ENV DM5 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to ensure adequate protection of wildlife is in place prior to commencing any building works.

Please email me by COB today/10am tomorrow to confirm written agreement.

Regards

Amy

Amy Myer
BA Hons, MSc, MRTPI
Senior Planning Officer
Directorate of Place

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