

From: James Cross <James.Cross@arun.gov.uk>
Sent: 11 February 2020 13:41
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Swallowfield Nursery

Hi Planning Responses,

Could the below email thread be uploaded to application BN/121/19/PL and labelled as 'Pre-Commencement Condition Agreement' please?

Kindest regards,

James Cross Bsc (Hons) MSc Lcgi TP. MRTPI
Senior Planning Officer (Agency)
Arun District Council, Maltravers Road, Littlehampton, BN17 5LF
Email: james.cross@arun.gov.uk | DD: 01903 737784



From: Matt Bridle [REDACTED]
Sent: 11 February 2020 13:36
To: James Cross <James.Cross@arun.gov.uk>
Subject: RE: Swallowfield Nursery

James

Although I would prefer not to have either of these pre-commencement conditions in the permission if given as it just adds pointless paperwork which in my mind can be agreed with Building Control on site I accept that if has to be done then fine. So I confirm acceptance of these conditions.

Thanks
Matt

From: James Cross [<mailto:James.Cross@arun.gov.uk>]

Sent: 11 February 2020 09:12

To: Matt Bridle

Subject: RE: Swallowfield Nursery

Hi Matt,

I am just drawing together all the required information for Committee in respect of this report and ensuring everything is in order for Committee. Would you be able to confirm your agreement to the following conditions as they are pre-commencement conditions which we will require your agreement to:

Condition 3: Surface Water Drainage Scheme

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.

Condition 4: Construction Management Plan

No development shall take place, including any works or 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 parking of vehicles of site operatives and visitors
- f. Loading and unloading of plant and materials, including permitted times for deliveries
- g. Storage of plant and materials used in constructing the development
- h. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- i. 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)
- j. Measures to control the emission of dust and dirt during construction

k. 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 in accordance with Policy QE SP1 of the Arun Local Plan.

This application should also be determined before the end of March and therefore CIL would not be liable. If, however, members chose to defer the application for an unknown/unforeseen reason then this application would incur CIL. Could I therefore ask that you provide me with a copy of the completed CIL forms at your earliest convenience for completeness?

I look forward to hearing from you at your earliest convenience and please do not hesitate to contact me on this email address should you wish to discuss matters further.

Kindest regards,

James Cross Bsc (Hons) MSc Lcgi TP. MRTPI

Senior Planning Officer (Agency)

Arun District Council, Maltravers Road, Littlehampton, BN17 5LF

Email: james.cross@arun.gov.uk | DD: 01903 737784

