

From: Simon Davis
Sent: 11 February 2019 17:03
To: 'Charlotte Grant'
Subject: RE: Wilko Site, London Road, Bognor Regis BR/270/18/PL

Dear Charlotte,

I write further to my email from last week. I had a meeting this morning with the Group Head of Planning and our Director of Place in which I presented this application. I am afraid that a few points came out of this that are contrary to some of the opinions given last week. These are set out below:

1. It was felt that there is no continuity between the Wilko's Bedford Street elevation and the new building proposals above.
2. It was felt that there is no relief to the starkness of the sheer elevation upwards – options suggested setting the new build away from the Bedford Street edge of the Wilkos building and/or adding in some features within the elevations to add relief – for example some bay style or recessed windows. It was felt that the elevation is very flat compared to Fitzfleet House for example. Note that there were no issues raised with how the London Road elevations are treated.

Please could you raise these matters with the architects and let me know whether it would be possible to make some changes.

On the matter of bins, our Cleansing Team have further added that they would anticipate lots of issues if the building ended up as a HMO and if then waste was expected to be collected by the Council (as Council Tax would be payable by HMO residents and as Cleansing would not enter the building to collect it). If rubbish was left outside on the narrow pavement on collection day, in their view this would generate lots of complaints and also result in potential highway enforcement action. I am also now seeking the comments of our Private Sector Housing (HMO) team as regards whether the building and waste arrangements would be suitable for a HMO use.

Kind Regards

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From: Simon Davis
Sent: 07 February 2019 12:52
To: 'Charlotte Grant'
Subject: RE: Wilko Site, London Road, Bognor Regis BR/270/18/PL

Dear Charlotte,

Nice to meet you on Wednesday. I have put some thought to the proposed pre-commencement conditions and list these below:

(1) Drainage

The wording of this is as per our drainage engineers response:

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. Any discharge must be at a rate no greater than the pre-development run-off values. 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 may be necessary to implement the surface water drainage system prior to commencing any building works.

(2) Construction & Environmental Management Plan

The wording of this is an amalgamation of the wording in the responses from WSCC Highways & ADC Env Health plus including a comment about safety from our Structural Engineer:

No development shall take place, including any 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 Councils Environmental Health Officers & Structural Engineer). 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 (including details of any access by mobile cranes if required),
- 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,
- 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),
- details of public engagement both prior to and during construction works,
- An indicative programme for carrying out of the 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 and use of noise mitigation barrier(s),
- Safety measures to protect the occupiers of affected buildings and the general public during the construction phase
- Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination,
- Measures to control the emission of dust and dirt during construction,
- A scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of the safety/amenity of nearby residents & occupiers of any nearby noise sensitive premises, the safety & general amenities of the area and in the interests of highway safety in accordance with policies D DM1, QE SP1, QE DM1, QE DM2, QE DM3 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 staff.

(3) Ground Investigation Report

The wording of this is based on two ADC standard conditions and is informed by the comments of our Structural Engineer:

No development shall take place until (a) a full site investigation report on the existing ground conditions and (b) a construction method statement to include details of any new foundations and/or other structural work required to deal with the anticipated loads of the new building (including with reference to sway resistance and deflections) has been submitted to and approved in writing by the Local Planning Authority. Any approved mitigation/remediation measures to the existing building or its foundations shall be implemented prior to the construction of the approved building works above the building. The building scheme shall also proceed in accordance with the construction method statement.

Reason: To demonstrate how the existing building stability will be maintained during execution and completion of the approved building works in accordance with policies D DM1 and QE SP1, of the Arun Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement condition because it would not be safe to allow construction without an assessment of the capability of the existing building to accept the additional weight.

Please advise whether you have any objections to these.

On the subject of bin collection, I have had confirmation from our Revenues and Benefits service that Council Tax is indeed not payable for Halls of residence occupied predominantly by students. However, there does remain a concern that if we grant a permission that is not restricted to student occupation then a HMO use (even Butlins staff accommodation) would result in Council Tax being paid and then the Council would be required to collect rubbish. I am going to talk again to our cleansing team. Also, I have an internal meeting on Monday where I am presenting non-strategic major applications including yours to the Group Head of Planning. I will raise this as a part of that discussion and I will advise you of anything that comes out of that meeting.

Kind Regards

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