

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 10 January 2020 08:29
To: Planning Scanning
Subject: FW: BR/302/19/PL - Chandos, Elm Grove, Bognor Regis, PO21 2SW

From: James Cross <[REDACTED]>
Sent: 10 January 2020 08:16
To: Daniel Vick <[REDACTED]>
Cc: Planning.Responses <[REDACTED]>
Subject: FW: BR/302/19/PL - Chandos, Elm Grove, Bognor Regis, PO21 2SW

Hi Dan,

Please see below.

[REDACTED]

Kindest regards,

James Cross Bsc (Hons) MSc Lcgi TP. MRTPI
Senior Planning Officer
Arun District Council, Maltravers Road, Littlehampton, BN17 5LF
[REDACTED]

From: Natalie McKellar <[REDACTED]>
Sent: 06 December 2019 16:58
To: James Cross <[REDACTED]>
Cc: Kerry Simmons <[REDACTED]>
Subject: RE: BR/302/19/PL - Chandos, Elm Grove, Bognor Regis, PO21 2SW

Hi James,

Further to your email below I can confirm our agreement to the pre-commencement conditions relating to the Construction Management Plan and Surface Water Scheme on the revised application at Chandos, Elm Grove.

Kind regards,
Natalie

From: James Cross [REDACTED]
Sent: 03 December 2019 13:31
To: Natalie McKellar [REDACTED]
Subject: RE: BR/302/[REDACTED], Bognor Regis, PO21 2SW

Hi Natalie,

Further to our email correspondence please find below the draft pre-commencement conditions which I will require your agreement to. These follow those imposed on BR/46/19/PL so hope these will not be considered too onerous.

Construction Management Plan

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. 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 2011 - 2031. This has been requested by the Council's Environmental Health department and 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.

Surface Water 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.

I look forward to hearing from you at your earliest convenience.

Kindest regards,

James Cross MRTPI

Senior Planning Officer

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

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