

[REDACTED]

From: Samantha Lee <[REDACTED]>
Sent: 23 November 2021 17:51
To: Amy Myer <Amy.Myer@arun.gov.uk>
Cc: Jonathan Harper <[REDACTED]>
Subject: RE: Application Ref. LY/15/21/PL - Proposed Drive-Thru Coffee Shop, Crossbush Service Station

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Hi Amy,

We confirm acceptance of the four condition proposed.

Thanks,
Samantha.

Samantha Lee
BA (Hons) MTCP MRTPI
Senior Planner
Town Planning



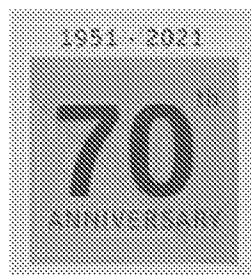
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From: Amy Myer <Amy.Myer@arun.gov.uk>

Sent: 23 November 2021 17:46

To: Jonathan Harper [REDACTED] Samantha Lee [REDACTED]

Subject: RE: Application Ref. LY/15/21/PL - Proposed Drive-Thru Coffee Shop, Crossbush Service Station

Hi Sam/Jon

My responses below in green.

Please confirm agreement in full by tomorrow 11 AM so Manager can issue the decision.

Kind regards,
Amy

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



T: 01903 737776
E: Amy.Myer@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Jonathan Harper [REDACTED]
Sent: 23 November 2021 16:48
To: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: RE: Application Ref. LY/15/21/PL - Proposed Drive-Thru Coffee Shop, Crossbush Service Station

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Hi Sam

Comments below to go back to the Case Officer:

Landscaping - We have no issue in principle with this condition. However, it would be useful to have clarity as to why it is required given that a landscape plan and landscape management plan were submitted with the application and no consultees appear to have raised any issue with this information. - yes whilst Landscape Site Plan and Management Plan was submitted with the application, and our Landscape Officer raised no objection etc., we as planners have to consider the impact on the wider landscape/views esp. as the site is within close proximity to the SDNP and the proposals incur the removal of around 60% of the existing shelter belt tree screening originally installed in the 1990s to shield the service station from wider landscape and views. As such, we would like to see as ambitious landscape scheme as possible with higher density of new tree planting and at bigger sizes at time of planting, plus some views assessment. We think it is all achievable hence can recommend approval of the application but we want enhanced landscaping and view impact to be fully demonstrated.

CMP - This condition is acceptable. Thanks for confirming.

Trees - We have no issue in principle with this condition. However, as currently worded, it is not necessarily clear to as whether it requires any information to be submitted and approved by the Council. Please could you confirm. - condition 9 is a pre com condition and requires written confirmation from the arb consultant that protective fencing is installed and inspected as fit for purpose, this written confirmation needs to be submitted to the LPA to check and approve. Agree wording is not the clearest so have added "written confirmation is required to be submitted to and approved in writing by the Local Planning Authority from the Arboricultural Expert representing the site owner(s)"

SUDS - This condition is acceptable. Thanks for confirming.

Kind regards

Jonathan

Jonathan Harper
MA (Hons) MTCP MRTPI AssocRICS
Partner
Town Planning



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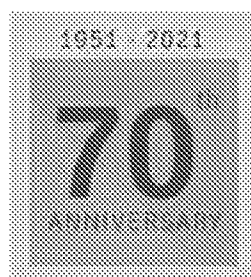


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From: Amy Myer <Amy.Myer@arun.gov.uk>

Sent: 23 November 2021 10:10

To: Samantha Lee [REDACTED]

Cc: Jonathan Harper [REDACTED]

Subject: RE: Application Ref. LY/15/21/PL - Proposed Drive-Thru Coffee Shop, Crossbush Service Station

Hi Samantha.

Yes, this was automatically generated by the system.

I can confirm that IF we recommend approval of the application the following pre-com conditions would be applied:

LANDSCAPING

Development shall not commence until there has been submitted to, and approved by, the Local Planning Authority, a Landscaping Scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development, and to include replacement/new tree planting. This shall include a Planting Scheme including details of the proposed siting, type, density, and size of planting. A Landscape and View Impact Assessment shall also be submitted as part of the Landscaping Scheme showing the site in short/medium and long distance views (including from the South Downs National Park) with the existing vegetative screening and also with the proposed vegetative screening shown in situ.

Reason: In the interests of visual amenity, impact on the landscape setting and the environment of the development in accordance with policies D DM1 and LAN DM1 of the Arun Local Plan. This is necessary to be a pre-commencement planning condition since the impact on the visual amenity of the area and countryside and the landscape setting goes to the heart of the acceptability of the scheme and must be fully assessed and confirmed as being acceptable prior to any development commencing on site.

CMP

No development shall commence, including any site clearance, works of demolition or preparation, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority (who shall consult with National Highways). The approved Plan shall be implemented and adhered to throughout the construction period, unless otherwise agreed in writing with the Local Planning Authority (who shall consult with National Highways). The Plan shall provide the following details as a minimum:

- 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 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.

Reason: In the interests of highway safety and the amenities of the area, in accordance with the National Planning Policy Framework and policies T SP1, T DM1 and QE SP1 of the Arun Local Plan. In addition, to ensure that the A27 Trunk Road continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety.

TREES

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, DEP Landscape Architecture Ltd., dwg. no. 03, Revision x, 18.08.21.

Reason: To ensure the retention and maintenance of trees and vegetation which are an important feature of the area in accordance with Policy D DM1 and ENV DM4 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the planning permission.

SUDS

No development shall take place until a Sustainable Urban Drainage (SUDs) Plan has been submitted to and approved in writing by the Local Planning Authority. The approved SUDs scheme shall be implemented in full prior to first occupation of the development hereby permitted.

Reason: To ensure the proposals would incorporate sustainable drainage measures, in accordance with policy W DM3 of the Arun Local Plan. This is necessary to be a pre-commencement planning condition to secure these SUDs drainage measures prior to development works commencing on site.

Please can you confirm by return of email to me today agreement to these potential pre-com conditions.

NB My report is now with Managers to review and confirm our recommendation.

Kind regards,

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



T: 01903 737776
E: Amy.Myer@arun.gov.uk

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From: Samantha Lee [REDACTED]
Sent: 23 November 2021 09:30
To: Amy Myer <Amy.Myer@arun.gov.uk>
Cc: Jonathan Harper <[REDACTED]>
Subject: Application Ref. LY/15/21/PL - Proposed Drive-Thru Coffee Shop, Crossbush Service Station

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Good morning Amy,

I have received the attached letter, notifying me of pre-commencement conditions.

Please could you tell me what the proposed conditions are?

Thanks,
Samantha.

Samantha Lee
BA (Hons) MTCP MRTPI
Senior Planner
Town Planning
[REDACTED]



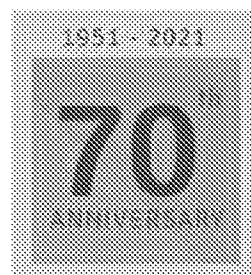
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