



Pls add to file and label as 'List of additional pre commencement planning conditions'

Thanks

Amy



Hi Amy

All of the conditions are fine.

Are you aiming for September or October Cttee and if so what date is it.

Many thanks

Liz



Dear Liz,

Hope you're well.

I am in the process of finalising the committee report today, and just noticed that a few additional pre-commencement planning conditions have been added since the original draft ones I sent to you and which you agreed on 1st July. I believe technically for outline applications we do not require formal agent agreement to pre-commencement planning conditions but I just wanted to make you aware of them and to get your acknowledgement of them.

Please see below:

SOIL PRESERVATION CONDITION =

Prior to commencement of development, the preservation of the soil on site (to include bringing top and sub soil back onto the site post-decontamination and incorporating the soil into the soft planting and tree/hedge planting) must be undertaken in accordance with the mitigation measures set out in the following document:

- Site Investigation-Land adjacent to Sefter School House (undertaken by Constructive Evaluation, dated 03/02/2020)

Reason: To ensure that soils of high grade agricultural land are preserved as a resource, in accordance with policy SO DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that soils are preserved prior to construction works commencing.

FOUL WATER DISPOSAL CONDITION =

Development shall not commence 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 FDA is to include the applicant's 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.

CONSTRUCTION MANAGEMENT PLAN CONDITION =

No development shall take place, 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:-

An indicative programme for carrying out of the works;

Details of the arrangements for public engagement / consultation both prior to and continued liaison during the construction 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);

Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;

The parking of vehicles of site operatives and visitors;

Loading and unloading of plant and materials, including permitted times for deliveries;

Storage of plant and materials used in constructing the development;

The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

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);

Measures to control the emission of dust and dirt during construction;

A scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning permitted.

Measures to avoid contamination of ditches/watercourses on or near the application site.

Reason: To protect the amenity of local residents, water quality and local ecology, in accordance with Policies QE SP1, QE DM1, QE DM2, QE DM3, QE DM4, W SP1, W DM1, ENV DM2 and ENV DM5 of the Adopted Arun Local Plan. This condition is required to be pre-commencement so the protection of the amenity of local residents as a result of the construction works is ensured prior to the start of construction works.

TREE CONDITION =

Prior to commencement of development, the applicants will need to employ the services of an Arboricultural Consultant to carry out a tree survey exercise and then prepare an Arboricultural Impact Assessment (AIA) which must be inclusive of; a 'Tree Survey Schedule', a 'Root Protection Area (RPA) Schedule' and a 'Tree Constraints Plan'. An Arboricultural Method Statement (AMS) must also be prepared, inclusive of a Tree Protection Plan, defining which trees are to be retained and which trees are to be removed and how they would propose to protect the retained trees and if necessary mitigate any adverse impact on the root systems of these trees - thus complying with the recommendations of BS5837:2012. These Reports must be submitted to and approved in writing by the Local Planning Authority, prior to commencement of development.

Reason: To ensure adequate protection of trees and hedgerows on or near the site, in the interests of amenity and local wildlife, and in accordance with policy ENV 4 of the Arun Local Plan. It is necessary for this to be a pre-commencement condition to ensure that trees and hedgerows are protected as necessary prior to construction works commencing.

Please email me by COB today to confirm receipt and acknowledgement of these additional pre-com conditions

Many thanks

Amy

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