

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 21 August 2020 07:20
To: Planning Scanning
Subject: FW: Cross Rd site - R/102/20/PL - LIST OF PRE COMMENCEMENT CONDITIONS

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



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Save the environment - think before you print.

From: Amy Myer [REDACTED]
Sent: 20 August 2020 17:32
To: Planning.Responses [REDACTED]
Subject: FW: Cross Rd site - R/102/20/PL - LIST OF PRE COMMENCEMENT CONDITIONS

From: Oliver McGowan [REDACTED]
Sent: 20 August 2020 15:36
To: Amy Myer [REDACTED]
Cc: Martin Osborne-Shaw [REDACTED]
Subject: Re: Cross Rd site - R/102/20/PL - LIST OF PRE COMMENCEMENT CONDITIONS

Dear Amy,

We confirm and agree to the pre-commencement conditions as listed below.

Many Thanks

Kind Regards

Oliver

OM Architectural Design
Works House
Station Road

Angmering
West Sussex BN16 3AA

[REDACTED]

From: Amy Myer [REDACTED] >
Sent: Thursday, August 20, 2020 12:20 pm
To: Oliver McGowan
Subject: RE: Cross Rd site - R/102/20/PL - LIST OF PRE COMMENCEMENT CONDITIONS

Hi Oliver

Can you confirm agreement to below pre-com conditions – please email me by Monday next week so I can finalise my report and once I have the trees comments

Thanks
Amy

From: Amy Myer
Sent: 18 August 2020 18:49
To: Oliver McGowan [REDACTED]
Subject: Cross Rd site - R/102/20/PL - LIST OF PRE COMMENCEMENT CONDITIONS

Dear Oliver

Please see below a list of pre-commencement conditions drafted.

If you could please email me by Thursday agreement to these.

Many thanks
Amy

CMP

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.

Reason: To protect the amenity of local residents in accordance with Policies QE SP1, QE DM1, QE DM2 and QE DM3 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.

DETAILED PLANTING PLAN:

No development shall commence until a detailed Planting Plan (to show specific species choice to include ornamental and native species, quantities in location, planting density and size at time of planting) has been submitted to and approved in writing by the Local Planning Authority. The works are then to be undertaken in strict accordance with this approved Planting Plan.

Reason: To ensure appropriate landscaping of the site and result in a net biodiversity gain, in accordance with the Environment Bill and policies D DM1, LAN DM1, and ENV DM5 of the Arun Local Plan. This condition is required to be pre-commencement to ensure details of appropriate landscaping and planting is secured prior to the start of construction works.

BADGER SURVEY:

No works on site shall commence until a Badger Walkover Survey has been undertaken to ensure badgers are not using the site. If a badger sett is found onsite, Natural England must be consulted and a mitigation strategy produced and submitted to and approved in writing by the Local Planning Authority.

Reason: To protect local wildlife (badgers) in accordance with the relevant protected species legislation and policy ENV DM5 of the Arun Local Plan. This condition is required to be pre-commencement to ensure badgers would be adequately protected from development prior to the start of any works on site.

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



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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