



Pls add to file label as 'Agent agreement to pre-commencement conditions – trees, CMP, Detailed Planting Scheme, Badger Survey'

Thanks

Amy



Dear Amy,

Thank you For your email. We agree to your pre-commencement condition 24 as listed below.

Kind Regards

Oliver

OM Architectural Design
Works House
Station Road
Angmering
BN16 3AA



Dear Oliver

I have now had comments back from the Trees officer. They have raised an objection due to proposed footprint/layout and incursion into the RPAs of retained established (TPO) trees and potential damage. However, having reviewed their comments which states that in theory the development is achievable within tolerable limits of disturbance of retained trees subject to strict adherence to the proposed protection measures and a list of planning conditions, and being mindful of the previous 2017 approval, I have agreed with my Manager that on this occasion we will allow the application, subject to planning conditions as follows.

Please email me if possible today (latest tomorrow morning) to confirm agreement to pre-commencement condition 24 below, so that I can send my report to my Manager for sign off today, and get the decision issued to you by Friday as agreed.

Thanks

CONDITION 24 – ON SITE PRE COMMENCEMENT SITE MEETING

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 a PRE-COMMENCEMENT Site Meeting is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert representing the site owner(s) - at this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the Tree Retention and Protection Plan, LLD1935-ARB-DWG-002 Rev 00, 27.05.2020.

- A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the site meeting to the satisfaction of the Planning Authority's Tree Officer.

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area, in accordance with policy ENV DM4 of the Arun Local Plan.

CONDITION 2 – ACCORDANCE WITH AIA AND MS

All activity at the site is to be carried out in strict accordance with: Arboricultural Impact Assessment and Method Statement, LLD1935 Rev 01, dated 01.06.2020.

- If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued by the LPA before any works are commenced out on site.

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area in accordance with policy ENV DM4 of the Arun Local Plan.

CONDITION 3 – PRUNING WORKS

Any tree pruning considered essential to enable the agreed development must meet the requirements of BS3998:2010 Tree work - Recommendations:

- Where whole branches are to be removed and final cuts made close to the trunk or branch union they are to be made as shown in Figure 2 of BS3998:2010.
- Where branches are to be shortened back the final cuts are to be made at the correct angle shown in BS3998:2010 and adjacent to a live bud or lateral.

Reasons: In the interest of continued health and vitality of trees and to accord with current industry guidelines (including BS3998:2010), sound arboricultural practice and policy ENV DM4 of the Arun Local Plan.

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



[REDACTED]

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

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]

Subject: REF CROSS RD SKE - 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

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 consult 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



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