

Mr L Duggin
Land West Of Fontwell Avenue
Eastergate
West Sussex
PO20 3RU

Please ask for: Mr S Davis
Email: Simon.Davis@arun.gov.uk
Telephone: 01903 737874
Our Ref: AL/117/18/PL
Your Ref:
Date: 15th March 2019

Dear Mr Duggin,

Town and Country Planning (Pre-commencement Conditions) 2018
Notice of intention to impose pre-commencement conditions

Variation Of Conditions 2, 6, 7 & 8 Imposed Under AI/122/17/PI Relating To The Substitution Of The Proposed Site Plan.

Land West Of Fontwell Avenue Eastergate PO20 3RU

Arun District Council are proposing to impose pre-commencement conditions on the above application.

A pre-commencement condition is defined in section 100ZA(8) of The Planning Act 1990 as a condition imposed on a grant of planning permission (other than a grant of outline planning permission within the meaning of section 92 of the Planning Act 1990) which must be complied with (a) before any building or operation comprised in the development is begun, or (b) where the development consists of a material change of use of any buildings or other land, before the change of use is begun.

The following Pre Commencement Condition/s are Proposed:

3 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 (who shall consult with both Highways England and West Sussex County Council). 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;

- * the anticipated number, frequency and types of vehicles used 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),

Reason: In the interests of highway safety and the amenities of the area in accordance with policies D DM1 and T SP1 of the Arun Local Plan and paragraphs 108-110 of the NPPF. This is required to be a pre-commencement condition because it is necessary to have the site set-up agreed prior to access by construction traffic.

- 6 No part of the development shall be first commenced until such time as the vehicular access including the internal road to the development site serving the development has been constructed in accordance with the approved drawing Ref SP01 Rev E. The access shall be permanently retained thereafter as per the approved details.

Reason: To secure satisfactory standards of access for the proposed development in accordance with policies D DM1 and T SP1 of the Arun Local Plan and paragraphs 108-110 of the NPPF. This is required to be a pre-commencement condition because it is necessary to have the access road in place prior to access by construction traffic.

From 1 October 2018 section 100ZA(5) provides that planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition (except in the circumstances set out in the Town and Country Planning (Pre-commencement Conditions) Regulations 2018).

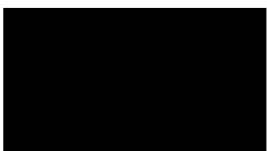
In order to progress your application you are asked to confirm in writing your acceptance of the proposed condition(s) before the **29th March 2019**. If you are able to provide a substantive response before this date we may be able to issue a decision earlier.

Your other options are:-

- Provide comments before the **29th March 2019** on the proposed pre-commencement condition, in which case that condition cannot be imposed
- Choose not respond (i.e. remain silent). If there is no response by the **29th March 2019** the local planning authority may grant planning permission subject to the terms of the pre-commencement condition specified in the notice
- Indicate before the **29th March 2019** that you do not agree to the terms of the proposed pre-commencement condition, in which case the local planning authority may then either:
 - i grant planning permission without the pre-commencement condition,
 - ii seek written agreement to an alternative pre-commencement condition, or
 - iii refuse to grant permission (if it considers that the disputed pre-commencement condition is necessary to make the development acceptable in planning terms).

If you wish to discuss the contents of this letter, or if there is anything you do not understand, please contact the case officer on the above extension.

Yours sincerely



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Neil Crowther
Group Head of Planning