

From: Amanda Scholes on behalf of Planning.Responses
Sent: 16 August 2019 09:00
To: Planning Scanning
Subject: FW: Pre Commencement Condition Letter
Attachments: AL_42_19_PL20190815142559994.pdf

From: Chris Purdy (MHA) [REDACTED]
Sent: 15 August 2019 14:44
To: Planning.Responses [REDACTED]; Simon Davis [REDACTED]
Cc: Harvey Hillary [REDACTED]; Paul White [REDACTED]; Jake Lucas [REDACTED]
Subject: RE: Pre Commencement Condition Letter

Afternoon Simon

Thanks for the pre comm conditions list. I'm broadly happy with this and have copied the applicant into this email for his comments as the final decision to proceed with these will rest with him.

To Harvey – nothing in here untoward. All conditions I'd expect to see as pre-start

Paul – cc'd to you for comment also

Kind regards

Chris Purdy BA Arch
Associate



Ground Floor | Sixteenth Building | Southern Gate | Chichester | West Sussex | PO19 8EZ

RIBA
Chartered Practice

Architects
Trustees



From: planning.responses [REDACTED]
Sent: 15 August 2019 14:36
To: Chris Purdy (MHA) <[REDACTED]>
Subject: Pre Commencement Condition Letter

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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MH Architects Limited
Ground Floor
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Chichester
PO19 8EZ

Please ask for: Mr S Davis

Email:

Telephone:

Our Ref: AL/42/19/PL

Your Ref:

Date: 15th August 2019

Dear Mr Purdy,

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

Construction Of A 10 No. Bedroom Dementia Unit With Attached Covered Walkway In The Grounds Of Nyton House Care Home And Including The Conversion Of An Existing Garage Into A Staff Day Room, The Erection Of A New Garage With Laundry Room, Garden Store & External Bin Store, Demolition Of Various Outbuildings And Sections Of Wall And The Re-Landscaping Of The Existing Garden Areas. This Application Affects The Setting Of A Listed Building.

Nyton House Nyton Road Westergate PO20 3UL

From 1 October 2018 section 100ZA(5) of the Planning Act 1990 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).

The following Pre Commencement Condition/s are Proposed:

- 4 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

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. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 5 Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies 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 future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

- 6 Prior to the commencement of construction works details of a proposed foul drainage system shall be submitted to and approved in writing by the Local Planning Authority (including details of its siting, design and subsequent management / maintenance) and no part of the new dementia care unit shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason: To ensure that the proposed development has a satisfactory means of disposing of foul sewerage in accordance with policies W DM1 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because such drainage works are required to be in place before building work commences.

- 7 No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access in accordance with policy TSP1 of the Arun Local Plan. 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 staff.

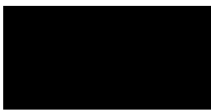
OPTIONS:

1. Confirm your acceptance in writing by the **30th August 2019**.
2. Choose not respond (i.e. remain silent). If there is no response by the **30th August 2019** the Local Planning Authority may grant planning permission subject to the terms of the pre-commencement condition specified in the notice.

3. Provide comments before the **30th August 2019** on the proposed pre-commencement condition, in which case that condition cannot be imposed.
4. Indicate before the **30th August 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:
 - a. grant planning permission without the pre-commencement condition,
 - b. seek written agreement to an alternative pre-commencement condition, or
 - c. 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



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website

www.arun.gov.uk/planning-privacy-statements

Please Note: If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.