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Please ask for: Mr S Davis
Email: Simon.Davis@arun.gov.uk
Telephone: 01903 737874
Our Ref: A/159/25/PL
Your Ref: Sir/Madam
Date: 19th December 2025

Dear ,

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

Application Under Regulation 3 Of The Town & Country Planning (General Regulations) 1992 For Demolition Of Existing Pavilion; Erection Of New Sports And Community Hub Comprising Of New 3g Football Pitch, Improved Turf Pitches For Football, Multi-Use Games Area, Locally Equipped Play Area, Hub Building, Storage Facility, Car Parking, Ev Charging Points, Access Road, Landscaping, Associated Works And Infrastructure (Resubmission Following A/222/24/PI). This Application Is In Cil Zone 3 (Zero Rated) As Other Development.

Sports Pavilion Decoy Drive Angmering BN16 4DN

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:

- 5 No development shall commence until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: The site is of archaeological significance in accordance with Arun Local Plan policy HER DM6. This is required to be a pre-commencement condition because otherwise the disturbance of earth could harm important deposits.

- 6 No development shall take place, until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority (who shall consult with National Highways). Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The plan shall include as a minimum:

1. The phased programme of construction works.
2. The anticipated, number, frequency, types, and timing of vehicles used during construction (construction vehicles should avoid the strategic road network during the peak hours of 0800-0900 and 1700-1800 where practicable).
3. The preferred road routing for all construction traffic associated with the development.
4. Provision of wheel washing facilities (details of their operation and location) and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulations Orders).
5. Details of street sweeping; and
6. Management of loose loads.

Reason: To mitigate any adverse impact on the A27 in accordance with DfT Circular 01/2022, Arun Local Plan policy T SP1 and the NPPF. This is required to be a pre-commencement condition because it is necessary to have these measures agreed prior to access by construction staff.

- 7 No development (excepting that required by this condition) shall take place, until the new access from Arundel Road has been constructed in accordance with the approved details. Thereafter all vehicular traffic entering or leaving the site shall use that access.

Reason: In the interests of road safety and residential amenity due to this impacts associated with construction vehicles accessing the site from Palmer Road and Decoy Drive over a prolonged period and in accordance with Arun Local Plan policies T SP1 and QE SP1.

- 8 Full details of a new replacement non-turf cricket pitch on land immediately to the north of the application site shall be submitted to, and approved in writing by the local planning authority in consultation with Sport England and thereafter provided to an operational state in full as approved prior to the commencement of any works which result in the loss of the existing cricket pitch. The new cricket non-turf pitch and outfield shall be designed and constructed in accordance with the ECB's TS4 and TS6 design guidelines.

Reason: To ensure continuity of provision of cricket facilities at the site in accordance with Arun Local Plan policy OSR DM1 and the NPPF. This is required to be worded as preventing commencement of these works in order to ensure there is no permanent loss of the cricket pitch provision. However, it is not strictly a pre-commencement condition as it only prevents works to the cricket pitch not the whole development.

- 9 1. Prior to the commencement of development but after the approval of the Biodiversity Net Gain Plan a 30-year Habitat Management and Monitoring Plan (HMMP) for the provision of a minimum 10% Biodiversity Net Gain (BNG) shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall be based upon Natural England's Habitat Management and Monitoring Plan Template and shall include the HMMPT Companion Document and a list of what will form part of the Habitat Management and Monitoring Reports submitted for Part 2. of this condition.

2. From the date of last occupation, or the date that the BNG creation and enhancement works have been completed, whichever is the earliest, a BNG Habitat Management and Monitoring Report must be submitted to and approved in writing by the Local Planning Authority by years 2, 5, 10, 15, 20, 25 and 29.

The development shall proceed on the basis of all approved documents and timings as approved under 1. and 2. for the duration of the HMMP.

Reason: To ensure measurable net gains to biodiversity and in accordance with the Environment Act 2021 and Arun Local Plan policies ENV SP1 and ENV DM5. This must be a pre-commencement condition because it relates to the creation and retention of biodiversity net gain in accordance with schedule 7A to the Town and Country Planning Act 1990.

10 No development shall take place until a Reptile Mitigation Strategy addressing the mitigation and translocation of reptiles has been submitted to and approved in writing by the Local Planning Authority. The Reptile Mitigation Strategy shall include the following:

1. Project Details; Site Location, Proposed Works, Aims and Objectives.
2. Responsibilities and Contact Details.
3. Legislation & Guidance.
4. Existing Site Conditions: Habitat Description, Reptile Survey Summary.
5. Potential Impacts.
6. Receptor Site.
7. Reptile Exclusion and Translocation.
8. Pre-Cautionary Working Methods.
9. Post-Construction Management, Monitoring and Remediation.
10. Details for Disposal of Any Wastes Arising from the Works; and
11. Appendix: Scaled maps and Plans of existing site, receptor site, donor site, reptile fencing.

The Reptile Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To allow the Local Planning Authority to discharge its duties under the Wildlife and Countryside Act 1981 (as amended), s40 of the Natural Environment and Rural Communities Act 2006 (Priority habitats and species), and Arun Local Plan policy ENV DM5. This is required to be a pre-commencement condition as otherwise there would be a risk of harm to protected species and their habitat.

11 Development shall not commence, other than works of site survey and investigation, until construction drawings of the surface water drainage network, associated sustainable drainage components, flow control mechanisms and a construction method statement have been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA/Drainage Statement (Flood Risk Assessment and Drainage Strategy Report, Scott White and Hookins, November 2024, Dwg. No 304433-SWH-XX-XX-DR-C-5000 P05 and the scheme shall remain in perpetuity for the lifetime of

the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Arun Local Plan policies W DM1, W DM2 and W DM3, and the NPPF. 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.

12 Development shall not commence until full details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first use of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

1. A timetable for its implementation,
2. Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
3. Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
4. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Arun Local Plan policies W DM1, W DM2 and W DM3, and the NPPF. 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.

OPTIONS:

1. Confirm your acceptance in writing by the **5th January 2026**.
2. Choose not respond (i.e. remain silent). If there is no response by the **5th January 2026** 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 **5th January 2026** on the proposed pre-commencement condition, in which case that condition cannot be imposed.
4. Indicate before the **5th January 2026** 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 <https://www.arun.gov.uk/privacy-policy/>

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.

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>