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Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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 <p>Improving the wellbeing of Arun</p>	 <p>Delivering the right homes in the right places</p>	 <p>Supporting our environment to support us</p>	 <p>Fulfilling Arun's economic potential</p>	 
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From: Jonathan Manhire [Redacted]
Sent: 08 October 2025 09:39
To: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: RE: be/48/25/pl

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Hi Amber,

Thank you for the below.

I'm happy with the conditions suggested below.

Many thanks

Jonathan

From: Amber Willard <Amber.Willard@arun.gov.uk>

Sent: 07 October 2025 11:18

To: Jonathan Manhire [REDACTED]

Subject: be/48/25/pl

Dear Mr Manhire

I copy below pre commencement conditions to be agreed. (I note the 2 drainage you have already agreed).

1. *'Before any machinery is introduced to the site or construction work takes place, a brief written report (with supporting photographic evidence) is required from the Arboricultural Consultant representing the site owner(s), confirming and demonstrating that all ground protection and protective fencing has been assessed and is 'Fit for Purpose' as required under British Standard 5837:2012, erected and positioned exactly as shown on the Tree Protection Plan, dwg. WTP2.*

Reasons: To comply with BS5837:2012 and ensure the retention and maintenance of trees and vegetation which are an important feature of the area, in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the planning permission.'

2. *'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,*

- the anticipated number, frequency and types of vehicles used during construction,*
- construction hours,*
- the method of access and routing of vehicles 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),*
- access arrangements from the public highway, including temporary accesses and alterations to existing accesses,*
- details of public engagement both prior to and during construction works.*

Reason: To protect the amenity of local residents in accordance with the Arun Local Plan policy QE SP1.

3. *No development shall take place 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 by the Planning Authority.*

Reason: To enable items of archaeological interest to be recorded in accordance with Arun Local Plan policy HER DM6. This is required to be pre commencement as investigation should take place prior to development on site.

4. *Prior to the commencement of the development, a scheme for protecting the proposed dwellings from noise shall be submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall achieve the following noise levels, based on Table 4 of BS 8233:2014:*
- a) *internal day time (07.00 hours to 23.00 hours) noise levels shall not exceed 35dB LAeq, 16hr for habitable rooms (bedrooms and living rooms with windows open).*
 - b) *internal night-time (23.00 hours to 07.00 hours) noise levels shall not exceed 30dB LAeq, with individual noise events not exceeding 45dB Lmax no more than 12 times per night (bedrooms windows open).*
 - c) *garden/external amenity spaces should not exceed 50 dB LAeq, 16hr. If it is predicted that the internal noise levels specified above will not be met with windows open, the proposed mitigation scheme shall assume windows would be kept closed and will specify an alternative ventilation system, to reduce the need for windows to be opened. As a minimum, this should usually consist of a mechanical heat recovery ventilation system with cool air by-pass or equivalent. Details shall be compiled by a competent acoustician on sound insulation and noise reduction for buildings and shall be submitted to and approved in writing by the Local Planning Authority.*

The applicant should review the Planning Noise Advice Document - Sussex, November 2023:
<https://www.arun.gov.uk/download.cfm?doc=docm93ijim4n19846.pdf&ver=24686>.

The agreed noise mitigation measures shall be fully installed/implemented prior to occupation of any of the affected dwellings and permanently retained in good working order.

Reason: To protect the amenity of local residents in accordance with Arun Local Plan policy QE DM1. This must be a pre-commencement condition because it is necessary to have such mitigation measures in place before the buildings are occupied.

5. *No development shall commence until the vehicular access serving the development has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.*

Reason: In the interests of road safety in accordance with Arun Local Plan policy T SP1. This is required to be pre-commencement to ensure the access is constructed prior to development of the wider site.

6. *The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition (the biodiversity gain condition) that development may not begin unless:*

- 1. *A Biodiversity Gain Plan has been submitted to the planning authority, and*
- 2. *The planning authority has approved the plan.*

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link:
<https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

Please let me know if you agree.

Thanks

Amber Willard MRTPI
Principal Planning Officer, Planning Department







E: amber.willard@arun.gov.uk

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