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Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Phil Brown

Sent: 23 April 2020 19:12

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: RE: BE/89/19/PL, Pre-commencement conditions

Maria,

Thank you for your email. I can confirm we agree to the wording of the two pre-commencement conditions that you have suggested.

Regards,

Phil.

Phil Brown
Director

Sloane and Brown Ltd
Unit 3b Woodhorn Business Centre
Woodhorn Lane
Oving Chichester
West Sussex PO20 2BX

www.sloaneandbrown.co.uk

Company Registration No. 09666482



Waverley Design Awards 2019

Commended for East Barn, Whitley Manor Farm - conversion to commercial use

Sussex Heritage Trust Awards 2017

Highly commended for South Downs Bunkhouse barn conversion

Highly commended for new Hotham Park Café building



From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 23 April 2020 18:26

To: Michael Wood

Subject: BE/89/19/PL, Pre-commencement conditions

Michael,

Two pre-commencement conditions will be attached to decision I we need your agreement to these conditions:

3 No development hereby permitted shall commence until an acoustic assessment has been undertaken to determine the impact of noise arising from the development site and the results of the assessment and details of any mitigation measures submitted and approved in writing by the Local Planning Authority. Noise from commercial

premises should be controlled, such that the noise rating level (LAr,Tr) emitted from the development does not exceed the background noise level (LA90,T), by more than 3dB. All measurements shall be defined and derived in accordance with BS 4142:2014. The approved measures shall be implemented before the development is brought into use and thereafter be maintained in accordance with the approved details.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 - 2031. This is required to be a pre-commencement condition because it is necessary for the implementation of mitigation measures prior to commencement of the proposed use.

This condition has been suggested by our Environmental health Officer due to the vicinity of residential dwellings.

4 No development shall commence until a detailed mitigation and remedial strategy for reptiles has been submitted to and approved in writing by the Local Planning Authority. Once approved the mitigation measures shall thereafter be implemented in accordance with the timings identified within the survey and maintained at all times unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard the ecology of the area, and in the interests of reptiles to ensure that a habitat remains for them during and after development in accordance with policy ENV SP1 of Arun Local Plan. This is required to be pre-commencement condition because it is necessary for the implementation of the mitigation measures prior to commencement of the proposed use.

This condition has been suggested by our Ecology Officer (unless we are willing to refuse).

Kind regards

Maria

Maria Tomaiova | Senior Planning Officer, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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