Arun District Council
Arun Civic Centre
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Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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Grove Design UK
8 Willowhale Avenue
Aldwick
West Sussex
PO21 4AY

Please ask for: Amber Willard
Email: amber.willard@arun.gov.uk
Telephone: 01903 737500 x37445
Our Ref: BN/15/20/PL
Your Ref:
Date: 1st June 2020

Dear Mr Hollands,

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

Erection Of 1 No.End Of Terrace Two Storey 2-Bedroom Dwelling.

Land Adjacent To 49 Warren Way Barnham PO22 0JX

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 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:-
a. An indicative programme for carrying out of the works;
b. Details of the arrangements for public engagement / consultation both prior to and continued liaison
during the construction works;
c. Measures to minimise the noise (including vibration) generated by the construction process to
include hours of work, proposed method of piling for foundations, the careful selection of plant and
machinery and use of noise mitigation barrier(s);
d. Details of any floodlighting, including location, height, type and direction of light sources and
intensity of illumination;

e. The parking of vehicles of site operatives and visitors;
f. Loading and unloading of plant and materials, including permitted times for deliveries;
g. Storage of plant and materials used in constructing the development;
h. The erection and maintenance of security hoarding including decorative displays and facilities for
public viewing, where appropriate;
i. 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 Regulations
Orders);
j. Measures to control the emission of dust and dirt during construction;
k. A scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no
burning permitted.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun
Local Plan 2011 - 2031

5 Prior to commencement of the development hereby approved, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

1. A 'Preliminary Risk Assessment' which has identified: all previous (historical) uses; potential contaminants
associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and
potentially unacceptable risks arising from contamination at the site.

2. A 'Site Investigation Scheme', based on (1) above to provide information for a detailed assessment of the risk to
all receptors that may be affected, including those off site.

3. Based on the 'Site Investigation Scheme' and the detailed risk assessment (2), an options appraisal and
remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A 'Verification Report' providing details of the data that will be collected in order to demonstrate that the works
set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages,
maintenance and arrangements for contingency action.

Note: Any changes to these components, (1) to (4) require the express written consent of the Local Planning
Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The report shall also include a 'long-term monitoring and maintenance plan' for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification report, and for the reporting of this in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 - 2031

6 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.

7 The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

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. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

OPTIONS:

1. Confirm your acceptance in writing by the **15th June 2020**.
2. Choose not respond (i.e. remain silent). If there is no response by the **15th June 2020** 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 **15th June 2020** on the proposed pre-commencement condition, in which case that condition cannot be imposed.
4. Indicate before the **15th June 2020** 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

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.