



Arun District Council
Civic Centre
Maltravers Road
Littlehampton
West Sussex. BN17 5LF

Tel: (01903) 737500

Mr Phil Hamblin,
H J Concepts Ltd,
Suite 100 Fareham Reach,
166 Fareham Road,
Gosport,
Hampshire, PO13 0FW

web: www.arun.gov.uk

03 October 2018

Please ask for:
Simon Davis
Planning
Direct Line: (01903) 737874
simon.davis@arun.gov.uk

Our Ref: BR/143/18/PL

Dear Mr Hamblin,

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

A pre-commencement condition is defined in section 100ZA(8) of the Town and Country Planning Act 1990 (as amended) as a condition imposed on a grant of planning permission (other than a grant of outline planning permission within the meaning of section 92 of the 1990 Act) which must be complied with (a) before any building or operation comprised in the development is begun, or (b) where the development consists of a material change of use of any buildings or other land, before the change of use is begun.

The LPA are considering imposing the following pre-commencement condition on the application mentioned above.

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. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work and the careful selection of plant and machinery;
- b. loading and unloading of plant and materials;
- c. storage of plant and materials used in constructing the development; and
- d. measures to control the emission of dust and dirt during construction.

Reason: In the interests of the amenities of the area and of adjacent residential occupiers in accordance with policies D DM1, QE SP1, QE DM1 & QE DM3 of the Arun Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement condition because it is necessary to have the site set-up agreed prior to construction starting on the site.

From 1 October 2018 section 100ZA(5) of the Town and Country Planning Act 1990 (as amended) 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).

In order to progress your application you are asked to confirm in writing your acceptance of the proposed condition by the 17th October. If you provide a substantive response before the 17th October we may be able to issue a decision prior to that date.

Your other options are:-

- ⌘ provide comments (within the time limit) on the proposed pre-commencement condition, in which case that condition cannot be imposed;
- ⌘ choose not respond (i.e. remain silent). If there is no response by the date given in the notice the local planning authority may grant planning permission subject to the terms of the pre-commencement condition specified in the notice; or
- ⌘ indicate (within the time limit) that you do not agree to the terms of the proposed pre-commencement condition, in which case the local planning authority may then either:
 - i. grant planning permission without the pre-commencement condition,
 - ii. seek written agreement to an alternative pre-commencement condition, or
 - iii. refuse to grant permission (if it considers that the disputed pre-commencement condition is necessary to make the development acceptable in planning terms).

Please contact me to discuss the matter if there is anything in the letter that you require clarification on.

Yours sincerely



Simon Davis MRTPI
Principle Planning Officer
Planning
Arun District Council

