

Mrs Leeza Aldis-Hobbs  
AMdesign Architects  
1 The Grove  
Felpham  
Bognor Regis  
PO22 7EY

Please ask for: Mr S Davis  
Email: [Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)  
Telephone: 01903 737874  
Our Ref: BR/145/19/PL  
Your Ref:  
Date: 24th October 2019

Dear Mrs Aldis-Hobbs,

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

**Conversion Of Existing Vacant Residential Care Home Into 8no. Flats**

**9-11 Abbeyfield Richmond Avenue Bognor Regis PO21 2YE**

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:**

- 3 No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access in accordance with policy T SP1 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 access by construction workers.

**OPTIONS:**

1. Confirm your acceptance in writing by the **7th November 2019**.
2. Choose not respond (i.e. remain silent). If there is no response by the **7th November 2019**

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 **7th November 2019** on the proposed pre-commencement condition, in which case that condition cannot be imposed.
4. Indicate before the **7th November 2019** 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](http://www.arun.gov.uk/planning-privacy-statements)

**Please Note: 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.**