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Royal Mail House  
Terminus Terrace  
Southampton  
SO14 3FD

Please ask for: Mr S Davis  
Email: [Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)  
Telephone: 01903 737874  
Our Ref: BR/252/21/PL  
Your Ref:  
Date: 15th February 2022

Dear Mr Moisan,

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

Alterations To Four Listed Buildings, Extension Of A Listed Building To Create An Office And Warden'S Accommodation, Erection Of New Building Consisting Of 3 No. Flats, Offices And Workshops; Creation Of New Private Gardens, Separation Of This Part Of The Site From The Wider University Campus, Creation Of A Shared Landscaped Courtyard, Areas For Parking, And Storage For Bins And Cycles. This Application Affects The Setting Of Listed Buildings And Affects The Character & Appearance Of The Upper Bognor Road & Mead Lane Conservation Area. It Is In Cil Zone 4 (Zero Rated) As Flats & Other Development.

65-71 Upper Bognor Road Bognor Regis PO21 1HR

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:**

- 6 Prior to the construction phase of the site, all site operatives shall be briefed on the various measures in the Reptile Mitigation Statement (June 2021), Ecological Assessment (November 2019) and the Bat Scoping Report and Preliminary Ecological by the Ecology Co-op (ref 3457, 13/01/22) to protect wildlife and minimise disturbance.

Prior to commencement, the site shall be searched carefully and if any small mammals including hedgehogs are found they should be relocated away from the construction area into surrounding suitable habitats. In addition, clearance of the natural areas shall take place using a precautionary approach by staged vegetation management and a destructive search for reptiles by a suitably qualified ecologist.

During construction, the site shall be regularly monitored by an ecologist and during night time periods, all deep pits/trenches/holes present on the site shall either be

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covered or provided with a means of escape.

Reason: In the interests of the site biodiversity in accordance with policy ENV DM5 of the Arun Local Plan and the NPPF. This is required to be a pre-commencement condition because otherwise reptiles and hedgehogs may be harmed.

- 7 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 and no part of an 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.

- 8 Prior to the commencement of the development hereby approved, a scheme to demonstrate that:

(a) the internal noise levels within the residential units will conform to the 'Indoor ambient noise levels for dwellings' guideline values specified within Table 4 under section 7.7.2 of BS 8233:2014 shall be complied 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 scheme should take into account the correct number of air changes required for noise affected rooms; and

(b) the external noise levels within the curtilage of residential units will conform to the 'Design criteria for external noise' upper guideline value of 55 dB LAeq,T as specified within section 7.7.3.2 of BS 8233:2014 guidance on sound insulation and noise reduction for proposed developments shall be submitted to and approved in writing by the Local Planning Authority

The works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason: To protect the amenity of future local residents in accordance with policy QE DM1 of the Arun Local Plan. This is required to be a pre-commencement condition because measures may need to be built into the fabric of the building.

- 9 Prior to the commencement of development, full details of all eaves, guttering, materials, windows (including conservation roof lights), doors and other proposed

external finishings shall be submitted to the Local Planning Authority, in writing, for approval. Window/door details will need to be of an appropriate scale and include details of the sections and glazing or glazing bars. New materials should replicate the existing and any flint removed as part of the works should also be reused. Once approved, the development shall be undertaken in accordance with these details and retained as such at all times thereafter in perpetuity.

Reason: The necessity for this matter to be addressed prior to the commencement of development is to ensure that no harm to the listed buildings and/or new buildings is created which cannot be reversed. For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies HER SP1 and HER DM1 of the Arun Local Plan.

- 10 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: The site is of archaeological significance in accordance with Arun Local Plan Policy HER DM6. This is required to be a pre-commencement condition because the commencement of construction work could harm any archaeology within the site area.

#### OPTIONS:

1. Confirm your acceptance in writing by the **2nd March 2022**.
2. Choose not respond (i.e. remain silent). If there is no response by the **2nd March 2022** 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 **2nd March 2022** on the proposed pre-commencement condition, in which case that condition cannot be imposed.
4. Indicate before the **2nd March 2022** 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 <https://www.arun.gov.uk/privacy-policy/>

**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.**

To register to receive notification of planning applications in your area, please go to <https://www1.arun.gov.uk/planning-application-finder>