

Alder King Planning Consultants
Pembroke House
15 Pembroke Road
Bristol
BS8 3BA

Please ask for: Mr S Davis
Email: Simon.Davis@arun.gov.uk
Telephone: 01903 737874
Our Ref: BR/97/25/PL
Your Ref: Sir/Madam
Date: 26th September 2025

Dear ,

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

Partial Change Of Use From Class E To Form 35 No. Residential Units (Class C3), Partial Demolition Of Existing Building, Development Of New Retail And Residential Spaces, Minor Changes To Existing Elevations, New Entrance To Arcade From Belmont Street, Solar Panels And Other Minor Works To The Existing Building. This Application May Affect The Setting Of Listed Buildings And Is In Cil Zone 4 (Zero Rated) As Other Development.

The Arcade High Street Bognor Regis

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 No development shall take place, (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), until a Construction and Environmental Management Plan (and accompanying Site Setup Plan) has been submitted to and approved in writing by the Local Planning Authority (who shall consult with WSCC Highways). Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. This shall require the applicant and contractors to minimise disturbance during demolition and construction and will include (but not be limited to) details of the following information for approval:
1. The anticipated number, frequency and types of vehicles used during construction,
 2. The method of access and routing of vehicles during construction,
 3. The parking of vehicles by site operatives and visitors,
 4. The loading and unloading of plant, materials and waste,
 5. The storage of plant and materials used in construction of the development,

6. The erection and maintenance of security hoarding,
7. 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 Regulation Orders),
8. Details of public engagement both prior to and during construction works.

Details of how measures will be put in place to address any environmental problems arising from any of the above shall be provided. A named person shall be appointed by the applicant to deal with complaints, shall be available on site and their availability made known to all relevant parties.

No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no work on Sunday or Bank/Public Holidays.

Reason: In the interests of the safety/amenity of nearby residents and occupiers of any nearby noise sensitive premises, the safety and general amenities of the area, and in the interests of highway safety in accordance with Arun Local Plan policies D DM1, QE SP1, QE DM1, QE DM2, QE DM3 and T SP1 and the NPPF. This is required to be a pre-commencement condition because it is necessary to have the construction site set-up agreed prior to access by construction staff.

- 7 Prior to commencement of development the applicant shall prepare and submit for approval in writing, an Employment and Skills Plan. Following approval of the Employment and Skills Plan the developer will implement and promote the objectives of the approved plan.

Reason: In accordance with Arun Local Plan policy SKILLS SP1. This must be a pre-commencement condition as it relates to the construction phase of development and to ensure measures are in place so that local crafts people and apprentices are employed on the development.

- 8 Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the Local Planning Authority. This shall be supported with a CCTV survey showing how the site currently drains. The scheme shall then be constructed as per the agreed drawings, method statement and FRA (Ridge, 30/07/2025, P03) and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and is satisfactorily drained in accordance with Arun Local Plan policies W SP1, W DM1, W DM2 and W DM3, and the NPPF. 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.

OPTIONS:

1. Confirm your acceptance in writing by the **13th October 2025**.
2. Choose not respond (i.e. remain silent). If there is no response by the **13th October 2025** 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 **13th October 2025** on the proposed pre-commencement condition, in which case that condition cannot be imposed.
4. Indicate before the **13th October 2025** 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>