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Please ask for: Stuart Corbey
Email: stuart.corbey@arun.gov.uk
Telephone: [REDACTED]
Our Ref: [REDACTED]
Your Ref:
Date: 8th February 2019

Dear Mrs Pinder,

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

A pre-commencement condition is defined in section 100ZA(8) 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.

Arun District Council are considering imposing the following pre-commencement conditions on the application mentioned above.

The following Pre Commencement Condition/s are Required:

- 1 The development shall not commence until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run off values.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1 and W DM2 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing

From 1 October 2018 section 100ZA(5) 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(s) before the **22nd February 2019**. If you provide a substantive response before this date we may be able to issue a decision prior to that date.

Your other options are:-

- Provide comments before the 22nd February 2019 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
- indicate before the 22nd February 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:
 - 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.

If you wish to discuss the contents of this letter, or if there is anything you do not understand, please contact me. the case officer on the above details if you have any questions or queries.

Yours sincerely



Neil Crowther
Group Head of Planning