

[REDACTED]

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**From:** Zac Denton  
**Sent:** 02 December 2019 15:38  
**To:** Planning Scanning  
**Subject:** FW: Seahaven - EP/75/19/PL - Pre Commencement Condition Letter  
**Attachments:** EP\_75\_19\_PL20190917155162784.pdf

[REDACTED]

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

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**From:** David Fuller [REDACTED]  
**Sent:** 02 December 2019 14:34  
**To:** Planning.Response [REDACTED] Zac Denton [REDACTED]  
**Cc:** emma [REDACTED] James Bell [REDACTED]  
**Subject:** Re: Seahaven - EP/75/19/PL - Pre Commencement Condition Letter

Dear Zac,

Further to our discussion a few moments ago, please take this email as confirmation that we are prepared to accept the Pre-Commencement Planning Condition proposed in the attached letter dated 17th Sept 2019.

I look forward to receiving your EOT request, and the approval notice for the application by the end of the week.

Kind regards

David

**David Fuller BSc (Hons) MRICS**  
*Partner*

**FULLER ASSOCIATES**  
Chartered Surveyors • Architectural Design

10 - 11 The Parade  
Willowhayne Crescent  
East Preston  
West Sussex  
BN16 1NS

[REDACTED]

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On 17 Sep 2019, at 16:06 [REDACTED] wrote:

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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<EP\_75\_19\_PL20190917155162784.pdf>

Please ask for: Zac Denton

Our Ref: EP/75/19/PL

Your Ref:

Date: 17th September 2019

David Fuller Associates  
10-11 The Parade  
Willowhayne Crescent  
East Preston  
Littlehampton  
BN16 1NS

Dear Mr Fuller,

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

**1no. New Dwelling (Re-Submission Of Approved Application Reference Ep/105/16/Pl).**

**Seahaven (Land West Of Ash Hollow) Seafeld Road East Preston BN16 1NA**

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:**

- 5 Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place a PRE-COMMENCEMENT Site Meeting is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert representing the site owner(s) - at this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the Tree Protection Plan (Appendix A of the AIA/AMS), August 2019.

A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the site meeting to the satisfaction of the Planning Authority's Tree Officer.

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not unduly compromised, and they can continue to enhance the

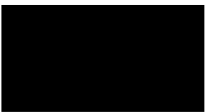
landscape and amenity of the area.

**OPTIONS:**

1. Confirm your acceptance in writing by the **1st October 2019**.
2. Choose not respond (i.e. remain silent). If there is no response by the **1st October 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 **1st October 2019** on the proposed pre-commencement condition, in which case that condition cannot be imposed.
4. Indicate before the **1st October 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.**