

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 18 June 2019 08:38
To: Planning Scanning
Subject: FW: Pre Commencement Condition Letter
Attachments: F_7_19_PL20190612145753530.pdf

From: Anita Gardner
Sent: 17 June 2019 17:30
To: Planning.Responses
Subject: FW: Pre Commencement Condition Letter

[REDACTED]

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

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Save the environment - think before you print.

From: Nicola Thornton [REDACTED]
Sent: 17 June 2019 17:27
To: Anita Gardner
Subject: FW: Pre Commencement Condition Letter

Hi Anita.

The conditions are OK thank you.

From: [planning.responses](#) [REDACTED]
Sent: 12 June 2019 15:06
To: Nicola Thornton [REDACTED]
Subject: Pre Commencement Condition Letter

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

DX 57406 Littlehampton

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Caring Homes Group
Bradbury House
830 The Crescent
Colchester
CO4 9YQ

Please ask for: Mrs A Gardner

Email: [REDACTED]

Telephone: [REDACTED]

Our Ref: F/7/19/PL

Your Ref:

Date: 12th June 2019

Dear Ms Thornton,

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

5 No. 1 Bed Flats Together With Staff Accommodation, Hard Landscaping & Parking (Resubmission Following F/10/18/PI). This Application Affects The Setting Of A Listed Building & Is A Departure From The Development Plan.

Waterbury House Ford Road Ford BN18 0BH

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:

- 4 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 / No part of the 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.

- 5 Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

- 6 All activity at the site shall be carried out in strict accordance with: - BS5837 Tree Constraints, Impact Assessment and Tree Protection, Method Statement Report Ref: 10 July 18 rev 7th May 2019 - BJU/mmi (B J Unwin Forestry Consultancy). 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 Arun DC Tree Officer and the Arboricultural Expert representing the site owners - at this meeting all protective fencing will be inspected along with ground protection measures - they will be assessed to verify that they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the Tree Retention and Protection Plan Dwg-No: WATERTRP-MAY19. If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reason: 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 compromised and they can continue to enhance the landscape and amenity of the area in accordance with policy DDM1 of Arun Local Plan.

- 7 No development shall be carried out until an acoustic report is carried out and submitted in order to assess the noise and vibration affecting the residents in the new layout and to identify what, if any, mitigation is needed. The acoustic report and any proposed mitigation scheme should demonstrate that 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. The scheme should also take into account the correct number of air changes required for noise affected rooms.

Reason:

To protect the residential amenities future occupiers of the development in accordance with policies DDM1 and QE DM1.

OPTIONS:

1. Confirm your acceptance in writing by the **26th June 2019**.
2. Choose not respond (i.e. remain silent). If there is no response by the **26th June 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 **26th June 2019** on the proposed pre-commencement condition, in which case that condition cannot be imposed.
4. Indicate before the **26th June 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

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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.