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From: Anita Gardner

Sent: 06 July 2021 12:24

To: Garry Mount

Subject: RE: LU/146/21/OUT Dwelling at Flint Acre

Hi Garry,

Thanks.

Here it is attached, but the date has defaulted. I think it generated when we had an issue with our system and that is probably why it didn't send properly.

Regards

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529

E: anita.gardner@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Garry Mount [REDACTED]
Sent: 06 July 2021 12:11
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Re: LU/146/21/OUT Dwelling at Flint Acre

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Anita
Re: LU/146/21/OUT Dwelling at Flint Acre

Sorry but I didn't receive your email. Please could you send it again and I will deal with it straight away.

I confirm that I agree to an extension of time until 12th July.

Kind regards

Garry

On Tue, 6 Jul 2021 at 10:06, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Dear Garry,

I sent you an e-mail last week requesting your agreement to pre commencement conditions. The application expires today and I am not sure that even if you respond by lunchtime that there would be sufficient time to issue a decision today. Can you therefore agree to an EOT until 12-07-2021 to allow for receipt of your agreement and processing of the application once received?

Regards

Anita

Anita Gardner

Principal Planning Officer,

Directorate of Place



T: 01903 737529

E: anita.gardner@arun.gov.uk

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Mr G Mount
57 Highfield Crescent
Brighton
BN1 8JD

Please ask for: Mrs A Gardner
Email: Anita.Gardner@arun.gov.uk
Telephone: 01903 737529
Our Ref: LU/146/21/OUT
Your Ref: Mr Mount
Date: 6th July 2021

Dear ,

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

Outline Application With Some Matters Reserved (Appearance & Landscaping) For 1 No Detached Dwelling. This Application May Affect The Setting Of A Listed Building.

Flint Acre Toddington Lane Littlehampton BN17 7PN

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 Prior to the commencement of development the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
1. A preliminary risk assessment which has identified:
all previous uses potential contaminants associated with those uses
a conceptual model of the site indicating sources, pathways and receptors
potentially unacceptable risks arising from contamination at the site.
 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Where demolition is required 1. and 2. above should be submitted prior to demolition. Parts 3. and 4. can take place post demolition if necessary.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun Local Plan policies QE SP1 and QE DM4. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

- 5 Prior to commencement of development,(or such other date or stage in development as may be agreed in writing with the Local Planning Authority) a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the remediated site has been reclaimed in an appropriate standard in accordance with Arun Local Plan policies QE SP1 and QE DM4. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

OPTIONS:

1. Confirm your acceptance in writing by the **16th July 2021**.
2. Choose not respond (i.e. remain silent). If there is no response by the **16th July 2021** 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 **16th July 2021** on the proposed pre-commencement condition, in which case that condition cannot be imposed.
4. Indicate before the **16th July 2021** 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

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.

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