

Mohsin Cooper
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7 Hove Manor Parade
Hove Street
Hove
BN3 2DF

Please ask for: Mr S Davis
Email: Simon.Davis@arun.gov.uk
Telephone: 01903 737874
Our Ref: LU/382/21/PL
Your Ref:
Date: 7th June 2022

Dear Mr Bateman,

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

Refurbish And Renew The First And Second Floors Of The Existing Building To The Southern Side Of The Site, With A New Build Proposal To The Northern Half Of The Site, Creating A New Entrance And Entrance Stairwell With Bicycle And Bin Storage To The Existing Ground Floor Area And A New Two Storey (1st And 2nd Floor) Build Co-Living, 23 Bed Hmo Scheme Above, Together With The Change Of Use To The Former Bank (Use Class E) To Four Commercial Units (Use Class E). This Application May Affect The Setting Of A Listed Building.

71 High Street Littlehampton BN17 5AE

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 No development shall commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,
- a) An indicative programme for carrying out the works.
 - b) Details of the arrangements for public engagement/consultation both prior to and continued liaison during the construction works.
 - c) Measures to minimise the noise (including vibration) generated by the construction process to include proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s).

- d) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination.
- e) The parking of vehicles of site operatives and visitors.
- f) Loading and unloading of plant and materials, including permitted times for deliveries.
- g) Storage of plant and materials used in constructing the development.
- h) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.
- i) 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 Regulations Orders).
- j) Measures to control the emission of dust and dirt during construction.
- k) A scheme for recycling/disposing of waste resulting from demolition and construction works i.e. no burning permitted.
- l) Responsible persons and lines of communication.
- m) The anticipated number, frequency and types of vehicles used during construction.
- n) The method of access and routing of vehicles during construction.

The approved Plan shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

Reason: In the interests of the safety/amenity of nearby residents & occupiers of any nearby noise sensitive premises, the safety & general amenities of the area and in the interests of highway safety in accordance with policies D DM1, QE SP1, QE DM1, QE DM2, QE DM3 and T SP1 of the Arun Local Plan 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.

OPTIONS:

1. Confirm your acceptance in writing by the **22nd June 2022**.
2. Choose not respond (i.e. remain silent). If there is no response by the **22nd June 2022** 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 **22nd June 2022** on the proposed pre-commencement condition, in which case that condition cannot be imposed.
4. Indicate before the **22nd June 2022** 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>