

Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

**Amanda Scholes**

**T:** 01903 737453

**E:** [amanda.scholes@arun.gov.uk](mailto:amanda.scholes@arun.gov.uk)



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**From:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>

**Sent:** 19 March 2021 09:23

**To:** Planning.Responses <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

**Subject:** FW: Pre Commencement Condition Letter

Please scan as correspondence with consultee

**Anita Gardner**

Principal Planning Officer,  
Directorate of Place

**T:** 01903 737529

**E:** [anita.gardner@arun.gov.uk](mailto:anita.gardner@arun.gov.uk)



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Peter Atkin [REDACTED]  
Sent: 19 March 2021 09:21  
To: Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>  
Subject: RE: Pre Commencement Condition Letter

Anita

Further the letter attached, I can confirm the Applicant's acceptance to the proposed pre-commencement conditions.

Kind Regards

**Peter Atkin**

Associate

**Pegasus Group**

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | HERITAGE

**Cambridge:** Suite 4 | Pioneer House | Vision Park | Histon | Cambridge | CB24 9NL

**Peterborough:** Allia Future Business Centre | Peterborough | PE2 8AN



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**From:** [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) <[planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk)>  
**Sent:** 18 March 2021 17:49  
**To:** Peter Atkin [REDACTED]  
**Subject:** Pre Commencement Condition Letter

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

DX 57406 Littlehampton

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Pegasis Group  
Suite 4, Pioneer House  
Vision Park, Chivers Way  
Histon  
Cambridge  
CB24 9NL

Please ask for: Mrs A Gardner  
Email: [Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)  
Telephone: 01903 737529  
Our Ref: LU/42/21/PL  
Your Ref:  
Date: 18th March 2021

Dear Mr Atkin,

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

**Erection Of 1 No. Industrial Unit (Use Class B2/B8), Associated Parking & Landscaping. This Site Is In CIL Zone 4 (Zero Rated) As Other Development.**

**Riverside Industrial Estate Bridge Road Littlehampton BN17 5DF**

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:**

- 3 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 site investigation scheme, based on the submitted preliminary contaminated land risk assessment prepared by DTS Raeburn Limited dated June 2020 to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
  2. 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.
  3. 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.

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.

#### **OPTIONS:**

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

**PLEASE NOTE: Essential IT work will be carried out during the week of 12 April 2021 and there will be no access to the planning records on the website. It will not be possible to follow the progress of an application, view any documents or make on line comments. To ensure that no one is disadvantaged the publicity period will be extended by a week on planning applications where the publicity period falls over this week. The site notices and documentation will quote the extended date if this is applicable.**

**All aspects of planning, building control and local land charges will be limited during this week. If you do need to contact the case officer during this week you will need to be able to provide the exact reference number and as much detail as possible. The service will be extremely limited and it would be best to contact us either before 12 April, or after, when the work is completed on 19 April 2021.**

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)

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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