

Mr Simon Millett
Bourne House
Cores End Road
Bourne End
SL8 5AR

Please ask for: Mr S Davis
Email: Simon.Davis@arun.gov.uk
Telephone: 01903 737874
Our Ref: LU/76/25/PL
Your Ref:
Date: 14th July 2025

Dear Walsingham Planning,

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

Demolition Of Vacant Supermarket Building And Erection Of Four-Storey Hotel With Ancillary Restaurant, Public Realm, Landscape Improvements, Retention Of Associated Car Park And All Associated Works. This Application Affects The Setting Of Listed Buildings And Affects The Character And Appearance Of The East Street Conservation Area And Is In Cil Zone 4 (Zero Rated) As Other Development.

Former Waitrose Site Avon Road Littlehampton BN17 6AT

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:

- 7 No development shall take place, apart from demolition of the building, clearance of the site or any necessary surveys/investigation work unless and until a finalised Construction & Environmental Management Plan (and accompanying Site Setup Plan) has been submitted to and approved in writing by the Local Planning Authority (who shall consult with WSCC Highways, and the Council's Environmental Health Officer as appropriate). Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. This shall require the applicant and contractors to minimise disturbance during demolition and construction and will include (but not be limited to) details of the following information for approval:
1. The anticipated number, frequency and types of vehicles used during construction (vehicles should avoid the strategic road network during the peak hours off 08:00-09:00 and 17:00-18:00 where practicable).
 2. The method of access and routing of vehicles during construction.

3. The parking of vehicles by site operatives and visitors.
4. The loading and unloading of plant, materials and waste.
5. The storage of plant and materials used in construction of the development.
6. The details of the temporary construction site enclosure to be used throughout the course of construction, including access gates, decorative displays and facilities for public viewing, where appropriate.
7. The provision of wheel washing facilities (details of their operation and location) and other works required to mitigate the impact of construction upon the public highway.
8. Construction upon the public highway (including the provision of temporary Traffic Regulation Orders).
9. Details of public engagement both prior to and during construction works.
10. Details of street sweeping and the suppression of dust and dirt arising from the site.
11. A scheme for recycling/disposing of waste resulting from works (i.e. no burning permitted).
12. Details of all proposed external lighting to be used during works, including location, height, type and direction of light sources and intensity of illumination.
13. Contact details for the site contractor, site foreman and CDM coordinator, including out-of-hours contact details.
14. Details of any temporary traffic management that may be required to facilitate the development, including chapter 8 traffic signage; and
15. Measures to minimise the noise and vibration generated by the construction process, to include hours of work, proposed methods of piling for foundations, the careful selection of plant and machinery and the use of noise mitigation barriers.

Details of how measures will be put in place to address any environmental problems arising from any of the above shall be provided. A named person shall be appointed by the applicant to deal with complaints, shall be available on site and their availability made known to all relevant parties.

No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no work on Sunday or Bank/Public Holidays.

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 Arun Local Plan policies D DM1, QE SP1, QE DM1, QE DM2, QE DM3 and T SP1 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.

- 8 No development shall take place, apart from demolition of the building, clearance of the site or any necessary surveys/investigation work unless and until the applicant has prepared and submitted for approval in writing, an Employment and Skills Plan. Following approval of the Employment and Skills Plan the developer will implement and promote the objectives of the approved plan.

Reason: In accordance with Arun Local Plan policy SKILLS SP1. This must be a pre-commencement condition as it relates to the construction phase of development and

to ensure measures are in place so that local crafts people and apprentices are employed on the development.

- 9 No development shall take place, apart from demolition of the building, clearance of the site or any necessary surveys/investigation work unless and until construction drawings of the proposed surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement have been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be constructed as per the agreed drawings, method statement, FRA/Drainage Statement (Issue 2, Simpson TWS, April 2025) and the drawing "Proposed Drainage Scheme" (Dwg P24-0122-SK002 Rev P3, Mar25) and remaining in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Planning Authority.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with NPPF and Arun Local Plan Policies W DM2 & Policy W DM3. 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.

- 10 No development shall take place, apart from demolition of the building, clearance of the site or any necessary surveys/investigation work unless and until details of the proposed foul drainage system have been submitted to and approved in writing by the Local Planning Authority. The submission shall include details of siting, design, and subsequent management/maintenance). The proposed drainage system shall be designed and constructed to prevent the ingress of flood water into the sewerage network. No part of the new building shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason: To ensure that the proposed development has a satisfactory means of disposing of foul sewerage in accordance with Arun Local Plan policies W DM1 and W DM3. This is required to be a pre-commencement condition because it is necessary to implement the foul water drainage system prior to commencing any building works.

OPTIONS:

1. Confirm your acceptance in writing by the **29th July 2025**.
2. Choose not respond (i.e. remain silent). If there is no response by the **29th July 2025** 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 **29th July 2025** on the proposed pre-commencement condition, in which case that condition cannot be imposed.
4. Indicate before the **29th July 2025** 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>