

Rapleys LLP
York House
20 York Street
Manchester
M2 3BB

Please ask for: Amy Myer
Email: amy.myer@arun.gov.uk
Telephone: 01903 737776
Our Ref: LY/15/21/PL
Your Ref:
Date: 22nd November 2021

Dear Ms Lee,

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

Erection Of A Drive-Thru Coffee Shop (Use Class E) With Associated Infrastructure. This Application Is In Cil Zone 3 (Zero Rated) As Other Development. This Application Is A Departure From The Development Plan.

Crossbush Service Station Lyminster Road Lyminster BN17 7QQ

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:

OPTIONS:

1. Confirm your acceptance in writing by the **7th December 2021**.
2. Choose not respond (i.e. remain silent). If there is no response by the **7th December 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 **7th December 2021** on the proposed pre-commencement condition, in which case that condition cannot be imposed.
4. Indicate before the **7th December 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 <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>