

Application for Prior Notification

DECISION NOTICE

Application Ref: LY/21/24/PD

1 To Addressee

Batchelor Monkhouse
1 London Road
Tunbridge Wells
TN11DH

2 Site Address

Broomhurst Farm
Lymminster Road
Lymminster
BN17 7QQ

3 Description of Development

Prior notification under Schedule 2, Part 3, Class Q to change use of existing agricultural building to 1 No dwelling house.

4 In pursuance of their powers under the above Act and related Orders and Regulations, Arun District Council as Local Planning Authority hereby **GRANT PRIOR APPROVAL** for the above proposal in accordance with the information that the developer provided to the local planning authority

CONDITION

This development under Class Q is permitted subject to any development under Class Q(a) or Class Q(b) being completed within 3 years from the date of this decision.

1 Prior to commencement of the development hereby approved, or such other date or stage in development as may be agreed in writing with the Local Planning Authority, the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority:

1. Based on submitted report by Land Science ref:LS7905.1 dated 20th November 2024, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The remediation strategy shall include details of the data that will be collected in order to demonstrate that the proposed remedial works are complete and identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

2. A verification report demonstrating completion of the works set out in the approved submission (1) and the effectiveness of the remediation. 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. Where necessary, the report shall also include long-term monitoring and maintenance plans and arrangements for contingency action.

Note:

Any changes to these components require the express written consent of the Local Planning Authority.

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 the 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.

For the avoidance of doubt the approved details are:

- Location and Block Plans 1.01
- Proposed Floor Plans 2.02 REV B
- Proposed Elevations and Section 2.03 REV A

This application is subject to the Community Infrastructure Levy(CIL) as levied under Arun District Council's CIL charging schedule as adopted on 15 January 2020.

Please complete Form 5 Notice of Chargeable Development. This form should be submitted when a development is granted by way of general consent.

Shortly after, if applicable, you will receive a Liability Notice which includes the calculated charge and person(s) liable to pay. If you have not submitted all the necessary CIL forms such as the Assumption of Liability (Form 2) or any appropriate exemption or relief forms available on the Council's website <https://www.arun.gov.uk/cil> you must do so prior to commencement of your development. Failure to do so would invalidate any claim for exemption or relief. Furthermore, you must remember to submit your Commencement Notice no later than the day before the day on which the chargeable development is to commence. Failure to do so could result in a surcharge of up to £2500.

Please familiarise your self with the CIL charging schedule and processes at:

<https://www.arun.gov.uk/cil>

https://ecab.planningportal.co.uk/uploads/1app/forms/form_5_notice_of_chargeable_development.pdf



Neil Crowther
Group Head of Planning

Case Officer:

Hebe Smith

Decision Issued:

17th January 2025

Arun District Council
The Arun Civic Centre

Maltravers Road
Littlehampton
West Sussex BN17 5LF