

Rebecca Payne

From: Amanda Scholes on behalf of Planning.Responses
Sent: 23 December 2020 09:38
To: Planning Scanning
Subject: FW: 4001151 - Former Poultry Farm

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 23 December 2020 09:34
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: 4001151 - Former Poultry Farm

It is a copy of correspondence with the Inspectorate in relation to the current appeal. Can it be scanned against M/68/20/PL please ?

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529
E: anita.gardner@arun.gov.uk

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From: Amanda Scholes <Amanda.Scholes@arun.gov.uk> **On Behalf Of** Planning.Responses
Sent: 23 December 2020 09:12
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FW: 4001151 - Former Poultry Farm

Hi Anita
Should this come to you?
Mandy

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Daun Johnson <Daun.Johnson@arun.gov.uk>
Sent: 22 December 2020 15:37
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: 4001151 - Former Poultry Farm

Daun Johnson

Technical Support Unit Assistant, Planning

T: 01903 737762

E: daun.johnson@arun.gov.uk



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From: Nik Smith <[REDACTED]>
Sent: 22 December 2020 15:35
To: Get in Touch <[REDACTED]>
Cc: Planning <Planning@arun.gov.uk>
Subject: RE: 4001151 - Former Poultry Farm

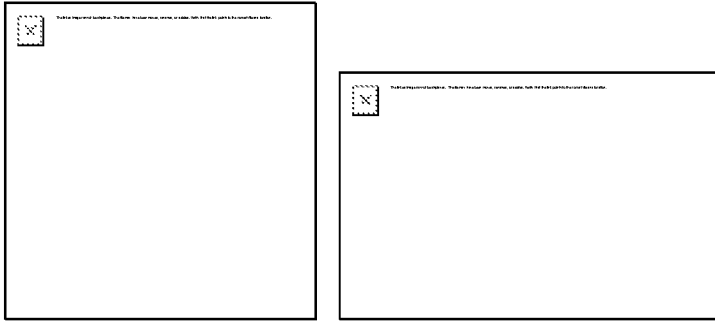
Dear Rachel,

I can confirm that the Appellant agrees to the proposed pre-commencement conditions set out in the email below.

With thanks,

Nik

Nik Smith
Associate Director



From: Get in Touch <[REDACTED]>
Sent: 22 December 2020 13:49
To: Nik Smith <[REDACTED]>
Cc: Planning <[REDACTED]>
Subject: 4001151 - Former Poultry Farm
Importance: High

Dear Mr Smith,

Regulation 2(4) Notice of The Town and Country Planning (Pre-commencement Conditions) Regulations 2018

I refer to the above appeal(s). In accordance with Section 100ZA(5) of the Town and Country Planning Act 1990, if the Inspector is minded to grant planning permission subject to pre-commencement conditions she may only do so with the written agreement of the appellant to the terms of the conditions.

The Inspector has proposed in this case that any permission granted should include the following pre-commencement conditions.

1. No development shall commence until an Arboricultural Method Statement (AMS) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved AMS shall be implemented and adhered to throughout the entire construction period.
 2. To ensure an acceptable impact on the character and appearance of the area and biodiversity.
 3. the details in the AMS would be required for the duration of the works.
-
1. No development shall commence until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No building shall be occupied until the development has been carried out in accordance with the approved details.
 2. in order to prevent flood risk and to ensure trees are protected in the interests of the character and appearance of the area and biodiversity.
 3. it is necessary to protect watercourses for the duration of the works
-
1. No development shall commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. The development shall be implemented and maintained in accordance with the approved details.

2. in order to prevent flood risk and to ensure trees are protected in the interests of the character and appearance of the area and biodiversity.
3. it is necessary to implement the surface and foul water drainage system prior to commencing any building works

Can you please either:-

- i. Provide written confirmation that you accept the proposed conditions; or
- ii. State why you do not agree to the imposition of the proposed pre-commencement conditions; or
- iii. Provide comments on the proposed conditions.

If we do not receive a response within 10 working days from the date of this letter in accordance with Regulation 2(1)(b) of the Town and Country Planning (Pre-commencement Conditions) Regulations 2018 you will be deemed to have given consent and the Inspector will be able to impose the proposed pre-commencement conditions without your express approval.

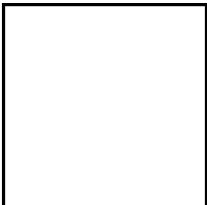
If you are not agreeable to some or all of the pre-commencement conditions, it will be a matter for the Inspector to decide whether the condition(s) in dispute need to be pre-commencement conditions. However, if the pre-commencement conditions are considered necessary to make the development acceptable in planning terms, planning permission cannot be granted without them and the appeal may be dismissed.

Please note that the above is without prejudice to the Inspector's and/or Secretary of State's consideration of the case, or the final decision on the case.

I have copied this letter to the Local Planning Authority.

Kind regards,

Rachel

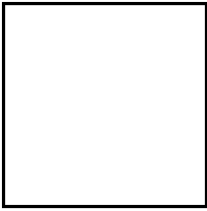


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