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25a New Broadway
Worthing
BN11 4HP

Please ask for: Mr S Davis
Email: Simon.Davis@arun.gov.uk
Telephone: 01903 737874
Our Ref: P/147/21/RES
Your Ref:
Date: 6th December 2021

Dear Mr Evans,

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

Approval Of Reserved Matters Following P/116/19/Out For 4 No Semi Detached 3 Bed & 2 No Detached 4-Bed Dwellings With Associated Access, Parking & Gardens (Resubmission Following P/111/21/Res). This Site Is In Cil Zone 5 And Is Cil Liable As New Dwellings.

Land Adjacent To Sefter School House Sefter Road Bognor Regis PO21 3EE

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:

- 2 Prior to the commencement of development a detailed level survey of the site including existing and resulting ground levels and the slab levels of the building the subject of this approval, shall be submitted to and approved by the Local Planning Authority. The development shall proceed only in accordance with the details thus approved and there shall be no subsequent raising of levels without prior written approval of the Local Planning Authority.

Reason: In order to safeguard the amenities of the area and neighbouring residents in accordance with policies D DM1 and QE SP1 of the Arun Local Plan. This is required to be a pre-commencement condition because site levels must be set prior to works commencing on the new houses as otherwise it would be difficult and expensive to rectify any changes.

OPTIONS:

1. Confirm your acceptance in writing by the **21st December 2021**.
2. Choose not respond (i.e. remain silent). If there is no response by the **21st 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 **21st December 2021** on the proposed pre-commencement condition, in which case that condition cannot be imposed.
4. Indicate before the **21st 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>