

Smith Simmons & Partners
32 North Street
Chichester
PO19 1LX

Please ask for: Mr S Davis
Email: Simon.Davis@arun.gov.uk
Telephone: 01903 737874
Our Ref: WA/46/26/PL
Your Ref:
Date: 21st August 2026

Dear Sir/Madam,

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

Change Of Use Of And Conversion Of Existing Buildings And Land To Form 25 No. Dwellings (Within Existing Footprints) With Associated Hard And Soft Landscaping, Parking, Car Ports, Play Areas, And Works. This Application Is A Departure From The Development Plan, Also Lies Within The Parish Of Barnham And Is In Cil Zone 3 And Is Cil Liable As New Dwellings.

Land At Freeman Close Walberton BN18 0AE

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:

- 4 No development shall take place, until a Construction and 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, Portsmouth Water 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 phased programme of construction works.
 2. The anticipated, number, frequency, types, and timing of vehicles used during construction (construction vehicles should avoid the strategic road network during the peak hours of 0800-0900 and 1700-1800 where practicable).
 3. The preferred road routing for all construction traffic associated with the development.
 4. 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 (including the provision of temporary Traffic Regulations Orders).

5. Details of street sweeping.
6. Details of a means of suppressing dust and dirt arising from the development.
7. A scheme for recycling/disposing of waste resulting from demolition and construction works (i.e., no burning permitted).
8. Details of all proposed external lighting to be used during construction (including location, height, type and direction of light sources and intensity of illumination).
9. Details of areas for the loading, unloading, parking, and turning of vehicles associated with the construction of the development.
10. Details of areas to be used for the storage of plant and materials associated with the development.
11. 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).
12. Contact details for the site contractor, site foreman and CDM co-ordinator (including out-of-hours contact details).
13. Details of the arrangements for public engagement/consultation both prior to and continued liaison during the construction works.
14. Details of any temporary traffic management that may be required to facilitate the development including chapter 8 traffic signage.
15. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s).
16. Management of overland runoff from the site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages; and
17. The storage of hazardous materials, chemical and hydrocarbons on the site

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 and occupiers of any nearby noise sensitive premises, the safety and 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.

- 5 No piling or any other foundation construction using penetrative methods shall be carried out other than with the express written consent of the local planning authority in consultation with Portsmouth Water. The development shall be carried out in accordance with the approved details. The method statement should detail the equipment, methodology, grout, control measures and monitoring that will be

implemented to ensure there is no increased risk to controlled waters or drinking water supplies. It must be demonstrated that any proposed piling:

- will not result in contamination of groundwater.
- will not result in any increased risk to drinking water supplies (including from turbidity).
- will not result in the deterioration in the transmissivity of the aquifer.

REASON: Piling or any other foundation designs using penetrative methods can pose a risk to potable water supplies from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways. This condition is imposed in accordance with the NPPF and Arun Local Plan policies W SP1 & W DM1. This is not strictly a pre-commencement condition as other means of foundations are available however, if piling must be used then these details must be agreed prior to commencement and this condition is required because otherwise the water supplies under the site could be adversely affected.

6 Prior to the commencement of development hereby approved, but after the approval of the Statutory Biodiversity Gain Plan, a Habitat Management and Monitoring Plan (HMMP), shall be submitted to and approved in writing by Arun District Council. The HMMP shall include:

1. A non-technical summary;
2. The roles and responsibilities of the people or organisation(s) delivering the HMMP;
3. The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Statutory Biodiversity Gain Plan, together with a timetable for its provision;
4. The management measures to maintain all habitats identified in the HMMP for a period of 30 years from the completion of development;
5. The monitoring methodology and frequency (and content of reporting) in respect of the created or enhanced habitat/s to be submitted to Arun District Council; and
6. How contingencies and/or remedial action shall be identified, agreed and implemented where the results of the monitoring show that the conservation aims and objectives of the HMMP are not being met, so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

Thereafter, habitat creation and enhancement works shall be delivered, managed, maintained and monitored in accordance with the approved HMMP, with notice given in writing to Arun District Council when the habitat creation and enhancement works as set out in the HMMP have been completed. Monitoring reports together with any required contingencies and remedial action shall be submitted to the Arun District Council and agreed in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure measurable net gains to biodiversity and in accordance with the Environment Act 2021 and Arun Local Plan policies ENV SP1 and ENV DM5. This must be a pre-commencement condition because it relates to the creation and retention of biodiversity net gain in accordance with schedule 7A to the Town and Country Planning Act 1990.

OPTIONS:

1. Confirm your acceptance in writing by the **7th September 2026**.
2. Choose not respond (i.e. remain silent). If there is no response by the **7th September 2026** 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 September 2026** on the proposed pre-commencement condition, in which case that condition cannot be imposed.
4. Indicate before the **7th September 2026** 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>