

Dandara Southern Ltd
Roman House
South Hampshire Industrial Park
Eddystone Road
Southampton
SO40 3SA

Please ask for: Mr S Davis
Email: Simon.Davis@arun.gov.uk
Telephone: 01903 737874
Our Ref: Y/106/21/PL
Your Ref:
Date: 22nd September 2021

Dear Mr Snelgar,

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

Variation Of Condition 1 Imposed Under Y/72/20/Res Relating To Amended Plans. This Application Affects The Character & Appearance Of The Main Road/Church Road Yapton Conservation Area & Affects The Setting Of Listed Buildings.

Stakers Farm North End Road Yapton BN18 0DU

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:

- 3 All activity at the site is to be carried out in strict accordance with the Arboricultural Method Statement, PJC ref: 5593/20-02 Rev- (28/07/2020) as approved by Y/72/20/RES.

If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to the installation of these, a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reasons: To comply with BS5837 and policy ENV DM4 of the Arun Local Plan to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area. This is required to be a

pre commencement condition because it is necessary to ensure that trees are fully protected before the ground is disturbed and works commence.

OPTIONS:

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