

Barratt David Wilson Homes
BDW House
Guildford
GU1 4SW

Please ask for: Mr S Davis
Email: Simon.Davis@arun.gov.uk
Telephone: 01903 737874
Our Ref: Y/127/20/PL
Your Ref:
Date: 23rd December 2020

Dear Mr Havis,

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

Construction Of New Access To Serve Residential Development. This Application Affects The Setting Of Listed Buildings, Affects The Character & Appearance Of The Main Road/Church Road Conservation Area & The Site Falls Within Strategic Site Sd7 (Zero Rated).

Land At Main Road Yapton BN18 0EB

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 Prior to the commencement of development concerning the access works, a Construction Management Plan shall be submitted for approval in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period for the access. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:
- The anticipated number, frequency and types of vehicles used during construction,
 - The method of access and routing of vehicles during construction,
 - Full details of any construction compound,
 - Dust mitigation measures,
 - Noise reduction measures,
 - The parking of vehicles by site operatives and visitors,
 - The loading and unloading of plant, materials and waste,
 - The storage of plant, materials and waste used in construction of the development,
 - The erection and maintenance of security hoarding,
 - The provision of effective wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of

temporary Traffic Regulation Orders),
- Details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area in accordance with policies D DM1, T SP1 and QE SP1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the safety and amenity issues that need to be addressed.

OPTIONS:

1. Confirm your acceptance in writing by the **11th January 2021**.
2. Choose not respond (i.e. remain silent). If there is no response by the **11th January 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 **11th January 2021** on the proposed pre-commencement condition, in which case that condition cannot be imposed.
4. Indicate before the **11th January 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 www.arun.gov.uk/planning-privacy-statements

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.