

To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter **[here](#)**



From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 05 March 2021 14:07
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Y/151/20/PL

Please upload the below to the above application; the agreement of the applicant with Pre-commencement Conditions.

Thank you

Maria Tomalova
Senior Planning Officer
Directorate of Place

T: 01903 737510
E: maria.tomalova@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Laura Bourke [REDACTED]
Sent: 05 March 2021 13:59
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Re: Y/151/20/PL

Hi Maria

The applicant has confirmed agreement to the pre-commencement conditions.

I believe that is everything from us. Do you have all you need for your report?

Pleased to hear the application is being recommended for approval.

Kind regards
Laura

Laura Bourke
BA MSc MRTPI
Senior Planner

[REDACTED]

DOWSETTMAYHEW Planning Partnership
63a Ship Street | Brighton | BN1 1AE

dowsettmayhew
Planning Partnership

www.dowsettmayhew.com

This email is confidential and may contain legally privileged information. If you are not the intended recipient it may be unlawful for you to read, copy, distribute, disclose or otherwise make use of the information herein. If you have received this email in error please contact us immediately. DOWSETTMAYHEW PLANNING PARTNERSHIP LTD will accept no liability for the mis-transmission, interference or interception of any email and you are reminded that email is not a secure method of communication.

From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Date: Friday, 5 March 2021 at 08:54

To: Laura Bourke [REDACTED]

Subject: RE: Y/151/20/PL

Morning Laura,

Thank you.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place



T: 01903 737510

E: maria.tomalova@arun.gov.uk

Arun District Council, Civic Centre, Maltrovers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Laura Bourke [REDACTED]

Sent: 05 March 2021 08:49

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: Re: Y/151/20/PL

Morning Maria

Please find attached the updated 'Accommodation Induction' document which includes requirements to noise levels. I trust this satisfies matters.

Will be back in touch re 'pre-commencement conditions'.

Kind regards

Laura

Laura Bourke
BA MSc MRTPI
Senior Planner



DOWSETTMAYHEW Planning Partnership
63a Ship Street | Brighton | BN1 1AE

dowsettmayhew
Planning Partnership

www.dowsettmayhew.com

This email is confidential and may contain legally privileged information. If you are not the intended recipient it may be unlawful for you to read, copy, distribute, disclose or otherwise make use of the information herein. If you have received this email in error please contact us immediately. DOWSETTMAYHEW PLANNING PARTNERSHIP LTD will accept no liability for the mis-transmission, interference or interception of any email and you are reminded that email is not a secure method of communication.

From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Date: Thursday, 4 March 2021 at 20:33

To: Laura Bourke [REDACTED]

Subject: RE: Y/151/20/PL

Thanks Laura.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place



T: 01903 737510

E: maria.tomalova@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Laura Bourke [REDACTED]
Sent: 04 March 2021 20:31
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Re: Y/151/20/PL

Hi Maria

Thanks for your email. I am working on this request.

I have asked the applicant if it will be possible to update the attached 'Accommodation Induction' document to include the following:

- Quiet time is in place between 22:00 hours and 07:00 hours including no loud music and no gathering of residents in groups.
- No use of the external space is prohibited between 22:00 hours and 07:00 hours.

Once I hear back from him, I will let you know. I am also checking the 'pre-commencement' condition.

I will be in touch tomorrow.

Kind regards
Laura

Laura Bourke
BA MSc MRTPI
Senior Planner



DOWSETTMAYHEW Planning Partnership
63a Ship Street | Brighton | BN1 1AE



www.dowsettmayhew.com

This email is confidential and may contain legally privileged information. If you are not the intended recipient it may be unlawful for you to read, copy, distribute, disclose or otherwise make use of the information herein. If you have received this email in error please contact us immediately. DOWSETTMAYHEW PLANNING PARTNERSHIP LTD will accept no liability for the mis-transmission, interference or interception of any email and you are reminded that email is not a secure method of communication.

From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Date: Thursday, 4 March 2021 at 19:08

To: Laura Bourke [REDACTED]

Subject: FW: Y/151/20/PL

Laura,

Tomorrow is a deadline and I still do not have from you how applicant would assure that the activity levels and noise disturbance associated with the use will be mitigated.

This was a point of Yapton Parish Council: 'YPC support this application on the basis of the following conditions being imposed:

- A full site management plan is provided relating to ensure reduced anti-social behaviour in terms of noise and light pollution.'

Since I am approving I have to react on it in my report, however I am struggling since in provided document there is nothing meeting this point.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place



T: 01903 737510

E: maria.tomalova@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Maria Tomalova

Sent: 04 March 2021 12:18

To: 'Laura Bourke' [REDACTED]

Subject: RE: Y/151/20/PL

Hi Laura,

Thank you for your emails.

I have forwarded the previous to West Sussex FRS and I hope I will have his response until tomorrow.

With regards to your second email and attachment I still miss something like you can see below:

In respect of noise pollution, the application includes a number of measures designed to mitigate the activity levels and noise disturbance associated with the use. These include the following:

1. New team members who to sign an Accommodation Agreement which sets out rules and regulations concerning the use of accommodation;

2. Setting of a quiet time between 22:00 hours and 07:00 hours including no loud music and no gathering of residents in groups;
3. No use of the external space between 22:00 hours and 07:00 hours;

There must be limits and the above was a part of application for accommodation of seasonal workers within a certain distance from residential as it is in this case.

If you went through the objections attached to web, there is an old lady especially who can be affected.

I will need also an agreement with pre-commencement conditions which should be attached to the decision.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place



T: 01903 737510
E: maria.tomalova@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Laura Bourke [REDACTED]
Sent: 04 March 2021 11:40
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Re: Y/151/20/PL

Hi Maria

Apologies I did not attach the risk Assessment document to my previous email. This summaries and reviews controls in places to manage pesticides, fertilisers, waste, fuels, noise and light. I trust this suffices and would be grateful if you could confirm.

I will come back to you separately on the pre-commencement conditions

Kind regards
Laura

Laura Bourke
BA MSc MRTPI
Senior Planner



DOWSETTMAYHEW Planning Partnership
63a Ship Street | Brighton | BN1 1AE

This email is confidential and may contain legally privileged information. If you are not the intended recipient it may be unlawful for you to read, copy, distribute, disclose or otherwise make use of the information herein. If you have received this email in error please contact us immediately. DOWSETTMAYHEW PLANNING PARTNERSHIP LTD will accept no liability for the mis-transmission, interference or interception of any email and you are reminded that email is not a secure method of communication.

From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Date: Wednesday, 3 March 2021 at 18:15

To: Laura Bourke [REDACTED]

Subject: Y/151/20/PL

Laura,

I have read through the documents provided, however, there was nothing relating to - relating to anti-social behaviour in terms of noise.

With regards to the light pollution, condition will be imposed.

We need agreement of the applicant with these conditions, however, if he disagree we have to refuse the application.

There will be two pre-commencement conditions attached as well suggested by Drainage Engineers:

PCENG D2

"Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity."

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

and

PCENG D3

"The development shall not proceed 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 construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site. "

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a precommencement

condition to protect existing watercourses prior to the construction commencing.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place



T: 01903 737510
E: maria.tomalova@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

<http://www.arun.gov.uk>
DX 57406 Littlehampton
You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>
DX 57406 Littlehampton
You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>
DX 57406 Littlehampton
You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
