

Architectura Design
463 Chichester Road
Bognor Regis
PO21 5EB

Please ask for: Mr S Davis
Email: Simon.Davis@arun.gov.uk
Telephone: 01903 737874
Our Ref: Y/22/21/PL
Your Ref:
Date: 23rd April 2021

Dear Mrs Davies,

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

Change Of Use From Existing Open Barn To 1 No. Dwelling (C3 Dwelling House), Refurbishment & Single Storey Extension To North Elevation (Renewal Of Permission Y/60/16/PI, Amended With Y/53/19/Nma). This Site Is In Cil Zone 3 And Is Cil Liable As New Dwelling & May Affect The Setting Of A Listed Building.

North Barn Hoe Lane Flansham PO22 8NT

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 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 part of the new dwelling 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.

- 4 Prior to the removal of any roof tiles, the gaps beneath the ridge tiles must be inspected using an endoscope by a licensed bat ecologist. Provided that there is no evidence of bats then the removal of roof tiles must be undertaken by hand under the supervision of the ecologist. If a bat is discovered at any time, then all works must cease and advice of the bat ecologist sought.

Reason: To prevent the risk of death or injury to bats in accordance with Arun Local Plan policy ENV DM5 and the National Planning Policy Framework. This is required to be a pre-commencement condition because it is necessary to check for protected species prior to works commencing.

- 5 Prior to any groundworks taking place that will result in the loss of any grassland, an ecologist must be employed to carry out a finger-tip search of the grassland to be cleared. Following the completion of the search, a two-phase strim methodology should be introduced.

Reason: To prevent the risk of death or injury to reptiles and amphibians in accordance with Arun Local Plan policy ENV DM5 and the National Planning Policy Framework. This is required to be a pre-commencement condition because it is necessary to check for protected species prior to works commencing.

OPTIONS:

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

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.