



The Town and Country Planning (Pre-commencement Conditions) Regulations 2018

NOTICE IN RELATION TO PLANNING APPLICATION:

Application No: WD/2020/0249/F
Location: FORMER GOLDEN CROSS INN CAR PARK, DEANLAND ROAD, GOLDEN CROSS, CHIDDINGLY, BN27 4AW
Proposal: ERECTION OF TERRACE OF FIVE TWO STOREY DWELLINGS WITH PARKING AND AMENITY SPACE.

Wealden District Council gives notice that, if planning permission is granted, it intends to grant that permission subject to the following pre-commencement condition(s) specified below:

The condition(s):

2. No development shall take place, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters: the anticipated number, frequency and types of vehicles used during construction, the method of access and egress and routing of vehicles during construction, the parking of vehicles by site operatives and visitors, the loading and unloading of plant, materials and waste, the storage of plant and materials used in construction of the development, the erection and maintenance of security hoarding, the provision and utilisation of 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.
3. No development approved by this permission shall be commenced until full details of the proposed means of foul drainage disposal have been submitted to and approved in writing by the Local Planning Authority. The approved drainage works shall be completed prior to the completion or occupation of any dwelling on site, whichever is the sooner. DF01
4. No development approved by this permission shall be commenced until full details of the proposed means of surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The approved drainage works shall be completed prior to the substantial completion or occupation of the dwellings on site whichever is the sooner. DS01

The reason for the condition(s):

2. REASON: To prevent obstruction of the road during construction works with regard to Saved Policies TR3 and EN27 of the Wealden Local Plan 1998. 3. No development approved by this permission shall be commenced until full details of the proposed means of foul drainage disposal have been submitted to and approved in writing by the Local Planning Authority. The approved drainage works shall be completed prior to the completion or occupation of any dwelling on site, whichever is the sooner.
3. REASON: In order to secure a satisfactory standard of development, having regard to SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013 and Saved Policy CS2 of the adopted Wealden Local Plan 1998.
4. REASON: In order to secure a satisfactory standard of development, having regard to SPO12, SPO13 and WCS14 to the Wealden Core Strategy Local Plan 2013, Saved Policy CS2 of the adopted Wealden Local Plan 199.

The reason for the proposed condition being a pre-commencement condition(s):

2. With regard to regulation 35 of the Development Management Order 2015, it is essential in the interests of the convenience and safety of other road users that this matter is dealt with by the pre commencement format as it also relates to demolition works. With regard to Regulation 35 of the Development Management Order 2015, it is essential in the interests of highway safety that the condition adopts the pre-commencement format.
3. With regard to regulation 35 of the Development Management Order 2015, it is essential in the interests of demonstrating that acceptable drainage can be provided to support the development that this matter is dealt with by the pre commencement format.
4. With regard to regulation 35 of the Development Management Order 2015, it is essential in the interests of demonstrating that acceptable surface water drainage can be provided to support the development that this matter is dealt with by the pre commencement format.

IMPORTANT: See Notes overleaf
DATE OF ISSUE: 29 July 2020



Stacey Robins
Head of Planning & Environmental Services

NOTES

Pre Commencement condition notes

1. In response to this Notice the applicant now has four options:

- a) to **provide written agreement** to the terms of the proposed pre-commencement condition, in which case the local planning authority may grant planning permission subject to that pre-commencement condition.
- b) to **indicate that you do not agree** to the terms of the proposed pre-commencement condition, in which case the local planning authority may then either:
 - i. grant planning permission without the pre-commencement condition,*
 - ii. seek written agreement to an alternative pre-commencement condition, or*
 - iii. refuse to grant permission (if it considers that the disputed pre-commencement condition is necessary to make the development acceptable in planning terms).*
- c) to **provide comments** on the proposed pre-commencement condition, in which case that condition cannot be imposed. Further negotiations could follow which may result in agreement. The local planning authority could subsequently issue a further notice triggering a new date for a response.
- d) to **not respond** (i.e. remain silent). If there is no response by the date given in the notice the local planning authority may grant planning permission subject to the terms of the pre-commencement condition specified in the notice.

1. A substantive response as defined by Section 1 (3) of the Regulations (see (b) and (c) above) or written agreement to the terms of the proposed pre-commencement condition(s) (see (a) above) must be received by the authority no later than the last day of the period of ten working days beginning with the day after the date of this notice.