



From: Simon Davis

Sent: Friday, July 14, 2023 9:42 AM

To: 'Derric Heyden' 

Cc: Philippa Morris 

Subject: RE: Bayards, Eastergate - Condition 24 + S278

Hi Derric,

Thanks for your note. The s278 condition 25 does not require any discharge from us. It might be useful for us to have photos on our file of the completed works but we can't give you any formal decision to say this has been complied with.

Simon.

Simon J Davis MRTPI

Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

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From: Derric Heyden [REDACTED]
Sent: Friday, July 14, 2023 7:11 AM
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Philippa Morris [REDACTED]
Subject: RE: Bayards, Eastergate - Condition 24 + S278

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Hi Simon, hope you're well.

Just to keep you up to date on this, and looking at the 18No Private plots we are looking to occupy before the end of this year, starting in Sept 23.

We have a consultant engineer (PBA) compiling a phase report inc all the documentation and photographs required.

This will be submitted in good time to discharge this condition partially.

On the S278, we have dates in for July/Aug 2023 with WSDC to complete these works under their inspection, what do you require from us to submit and discharge the condition please.

Kind Regards

Derric Heyden | Technical | Miller Homes

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: Wednesday, May 24, 2023 5:05 PM
To: Derric Heyden 
Cc: Philippa Morris 
Subject: RE: Bayards, Eastergate - Condition 24

Dear Derric,

You can apply to discharge this condition bit by bit. For example, on a site in Yapton (56 dwellings), we have so far had three applications for the same condition, concerning plots 2-3, then 42-56, then 19-21.

We would then issue you with part approvals until all of the plots/site had been agreed.

I trust this helps.

Simon.

Simon J Davis MRTPI
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From: Derric Heyden [REDACTED]
Sent: Wednesday, May 24, 2023 4:16 PM
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Philippa Morris [REDACTED]
Subject: Bayards, Eastergate - Condition 24

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Good Afternoon Simon, hope you're well.

Now we are on site and constructing the sw drainage the practicalities of clearing Condition 24 are not so straight forward.

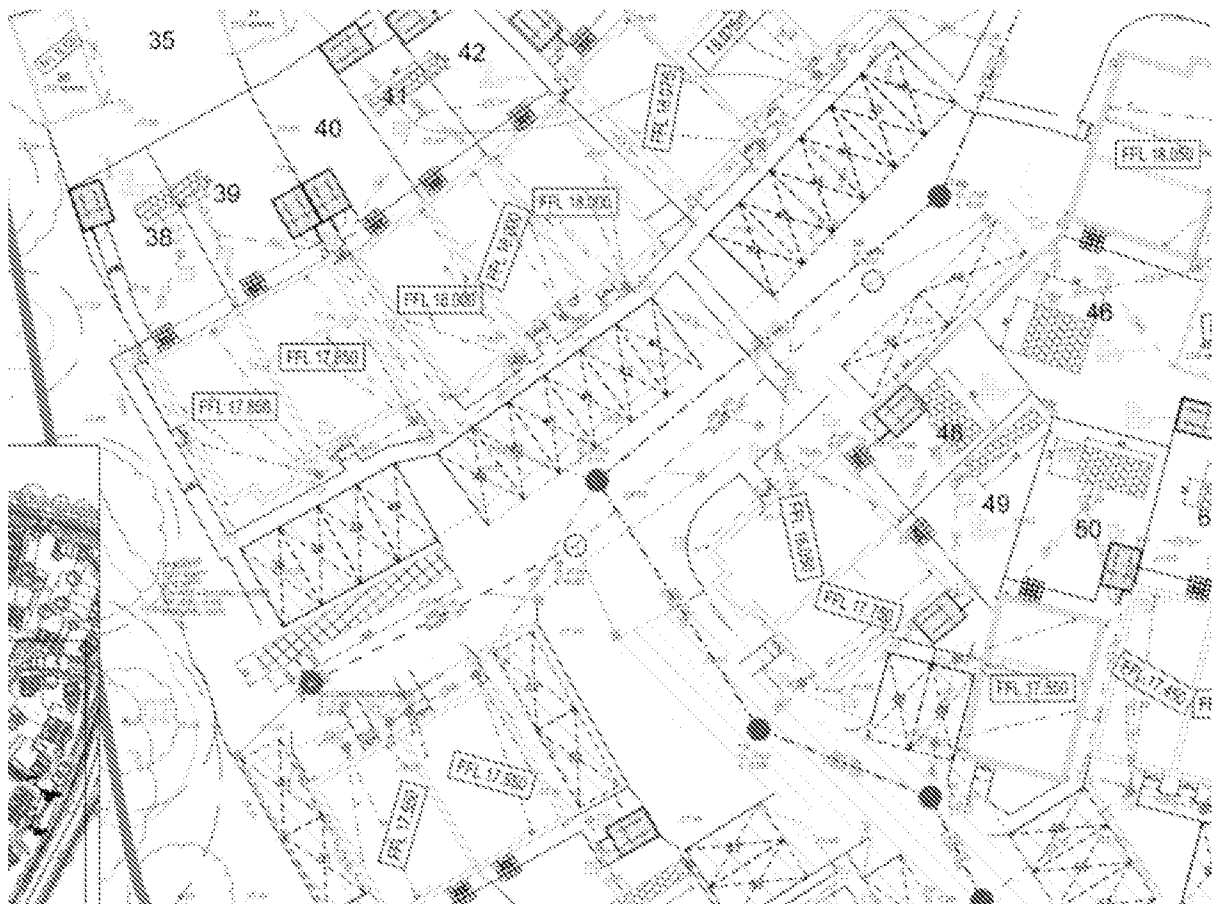
The issue here will be that the condition we must submit this for is a pre-occupation condition that covers the whole site I believe and therefore requires all the sw drainage to be in, inspected and report submitted before we have an occupation.

We have all sections of highway drainage that are completed, but if we need to include the SUDs in the gardens for each plot and their connections, they will not all be completed at once, more plot by plot.

So how do we approach signing off this condition to achieve our programmed occupations please?

Condition 24 - Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Example of Plot and highway drainage in blue.



Kind Regards

Derric Heyden | Technical | Miller Homes

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