

[REDACTED]

From: Simon Davis
Sent: 07 July 2022 14:32
To: 'Sarah Sutcliffe' [REDACTED]
Cc: Chris Brake [REDACTED]
Subject: RE: Planning Consultation on: AL/34/22/PL - Wings Nursery

Hi Sarah,

I'm happy to amend condition 15 as per your suggestion (noting that it reflects what was in the original condition). This will be relayed to members through a report update.

We can also reword conditions should we issue any DOCs prior to the committee meeting (so not just if consultees agree – but should they do so then I will issue asap). It is certainly my plan to issue AL/77/21/DOC prior to the meeting (I have already diarised to do so) and you will see from the attached conditions list that this is reflected in the condition (numbered 12). However, note that I am not in on the day of the Committee, and I am planning on finalising my report updates on the 18th.

Simon.

Simon J Davis MRTPI
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From: Sarah Sutcliffe [REDACTED]
Sent: 07 July 2022 13:38
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Chris Brake [REDACTED]
Subject: Planning Consultation on: AL/34/22/PL - Wings Nursery

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Hi Simon,

Thank you for your e-mail below, all of which is noted and seems sensible. I have reviewed the pre-commencement conditions and note 9, 10, 11 & 14 are duplications of previous outstanding conditions therefore no comment on these. I presume that should we get consultee response in advance of committee confirming these conditions can be discharged we can seek to amend conditions accordingly prior to committee to allow approved details to be referenced?

Minor comment on Condition 15 (previously 17) as note this is worded slightly differently:

AL/20/21/PL – Condition 17:

'...The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The report shall also include a long-term monitoring and Maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification report, and for the reporting of this in writing to the Local Planning Authority.'

Would it be possible to retain the wording highlighted? – It may not be with you yet, but we have submitted an application to part discharge condition 17 in respect of plots 1-62 and 65-71 to allow commencement, however further verification will need to follow at a later date for areas which we are unable to remediate until a later stage in programme, such as the area associated with the existing property which can't be done until post-demolition. As you know demolition triggers commencement so the revised wording for Condition 15 of AL/34/22/PL doesn't quite work for this part of the site, it would therefore be good to retain some flexibility within this condition to allow such works to progress – happy to have a discussion on best way to accommodate. For ease I have included the Interim Verification Report and associated cover letter, submitted under planning portal ref: PP-11381615 pursuant to part-discharge of Condition 17.

Do you anticipate sending through a full list of amended conditions for review? I note that changes proposed relate to reference to approved details so assume relatively self-explanatory.

Kind Regards,

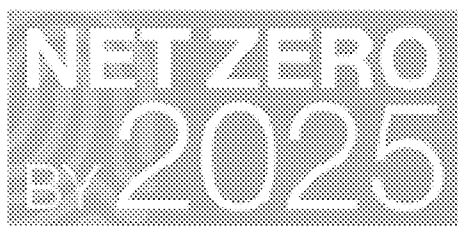
Sarah

Sarah Sutcliffe
Planning Manager

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 23 June 2022 17:46

To: Sarah Sutcliffe

Cc: Chris Brake

Subject: RE: Planning Consultation on: AL/34/22/PL

Dear Sarah,

I am presently writing this up for Ctte. I do not believe it is necessary to re-agree pre-commencements as they were agreed previously and case law/government guidance is that it is not necessary to restate the original conditions on a s73 decision notice (but is good practice to do so). Although we don't need to, my preference is to re-state them but my Team Leader has asked me to seek agreement to the PC ones nonetheless and so I have issued you with a written request (sent through our system).

You will note that there are less PC conditions than before. To explain, please see below extract of the report I'm drafting:

The original permission has not yet been implemented but many of the conditions have already been discharged or are subject to current applications. The following changes have been made to the previous conditions, as set out below:

- Condition 1 is amended to reflect that the permission is to commence 3 years from the date of the decision on the original permission ref AL/20/21/PL.

- Condition 2 is amended (as requested) to reference the amendments to the agreed plans as proposed by this application.
- Condition 4 has been amended to reference the Biodiversity Enhancement Strategy agreed through AL/33/22/DOC.
- Condition 5 has been amended (as requested) to reflect the changes to the construction hours.
- Condition 6 has been amended to reference the hedgerow mitigation strategy agreed through AL/21/22/DOC.
- Conditions 7 & 8 have been amended to reflect the fact that the tree protection measures have already been implemented and agreed by the Tree Officer. These conditions have then been combined into one (the condition is now numbered 7).
- Condition 9 has been amended to reference the energy reduction details agreed through AL/25/22/DOC (now numbered 8).
- Condition 13 has been deleted as the archaeological survey work has taken place and the condition was discharged with the agreement of the council's archaeologist through AL/22/22/DOC.
- Condition 14 has been amended to reference the Construction & Environmental Management Plan as approved through application ref AL/23/22/DOC and amended by the approval of AL/77/22/DOC (now numbered 12).
- Condition 15 has been amended to reference the agreed foul drainage scheme as approved through application ref AL/27/22/DOC (now numbered 13).
- Condition 17 has been amended to reference the part approval of the contamination condition by way of AL/30/22/DOC) with only the verification report outstanding (now numbered 15).
- Condition 18 has been amended to reference the agreed internal noise mitigation measures as approved through AL/45/22/DOC (now numbered 16); and
- Condition 21 has been amended to reference the agreed materials as approved through AL/45/22/DOC (now numbered 19).

No new conditions have been imposed.

Kind Regards

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