

Simon Davis

From: Sarah Fawdry [REDACTED]
Sent: 14 July 2023 11:54
To: Simon Davis
Cc: Rhett Flashman; Chris Brake; Martin Kempshall
Subject: RE: Wings Nursery, Woodgate - Condition 35
Attachments: D1990 Verification Report V1.3.pdf

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Hi Simon,

Thank you for querying this and confirming approach.

As requested, please find attached the Interim Surface Water Verification Report required under Condition 35 of planning permission AL/34/22/PL which relates to plots 1-27 only and therefore fulfils the pre-occupation requirement for these plots.

As suggested previously, a further verification report will be submitted for the remainder of the site in due course.

Kind Regards,

Sarah

Sarah Fawdry
Senior Planning Manager

Thakeham House | Summers Place | Slane Street | Billingshurst | West Sussex | RH14 9GN | United Kingdom | Sat Nav RH14 9AD
www.thakeham.com



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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 14 July 2023 11:45
To: Sarah Fawdry <[REDACTED]>

Cc: Rhett Flashman <[REDACTED]>

Subject: RE: Wings Nursery, Woodgate - Condition 35

Dear Sarah,

I have just spoken with the Group Head of Planning and he agrees with your approach so no need for you to submit a DOC. Can you resend the document/s to me and I will add to the file and send to engineers on a FYI basis only.

Sorry to mess you around.

Simon J Davis MRTPI

Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF

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From: Simon Davis

Sent: Thursday, July 13, 2023 4:57 PM

To: Sarah Fawdry <[REDACTED]>

Cc: Rhett Flashman <[REDACTED]>

Subject: RE: Wings Nursery, Woodgate - Condition 35

Hi Sarah,

I acknowledge the wording of the condition, but it is out practice to require these reports are submitted by way of a DOC for approval. This allows us to then issue a consultation to engineers for them to check the scheme is indeed as per the plans.

You are welcome to question this procedure in light of the wording with the Group Head of DC, but all other applicants are prepared to submit and await formal approval.

Kind Regards

Simon J Davis MRTPI

Principal Planning Officer, Directorate of Growth

T: 01903 737874

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From: Sarah Fawdry <[REDACTED]>
Sent: Thursday, July 13, 2023 2:54 PM
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Rhett Flashman <[REDACTED]>
Subject: RE: Wings Nursery, Woodgate - Condition 35

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Hi Simon,

Sorry just noticed a typo, for the avoidance of doubt the submission relates to Condition 35 planning permission [AL/34/22/PL](#).

Kind Regards,

Sarah

Sarah Fawdry
Senior Planning Manager

[REDACTED]
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From: Sarah Fawdry
Sent: 13 July 2023 14:52
To: 'Simon Davis' <Simon.Davis@arun.gov.uk>
Cc: Rhett Flashman [REDACTED]
Subject: Wings Nursery, Woodgate - Condition 35

Dear Simon,

Following the approval of DOC application AL/193/22/DOC earlier today, which related to the resubmission of details pursuant to Condition 9 (surface water drainage), I just wanted to take this opportunity to thank you for your efforts in moving this forward, we got there eventually!

Noting the wording and requirements of Condition 35 of planning permission AL/34/22/DOC, please see attached an Interim Surface Water Drainage Verification Report which relates to Plots 1-27 of the development only ('Phase 1').

Condition 35 states:

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.

Due to the phased build sequence of the development, it is necessary to submit details pursuant to Condition 35 in a phased manner to allow early plot handovers/occupations. The attached report confirms that the surface water drainage scheme which serves Plot 1 to 27 has been constructed in accordance with the approved details and is functional and operational for these plots. As confirmed in the report, a further report will be submitted on completion of implementation of the surface water drainage scheme to meet the full requirements of Condition 35, however we trust the report provided to be sufficient for the purposes of Plots 1 to 27.

Noting the wording of condition 35, whilst the condition requires submission of relevant information, this does not state a requirement for approval from the LPA. On this basis, for ease we suggest that submission of this report via e-mail is sufficient to meet the requirements of Condition 35, at this stage, in respect of Plots 1 to 27 only.

Kind Regards,

Sarah

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

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