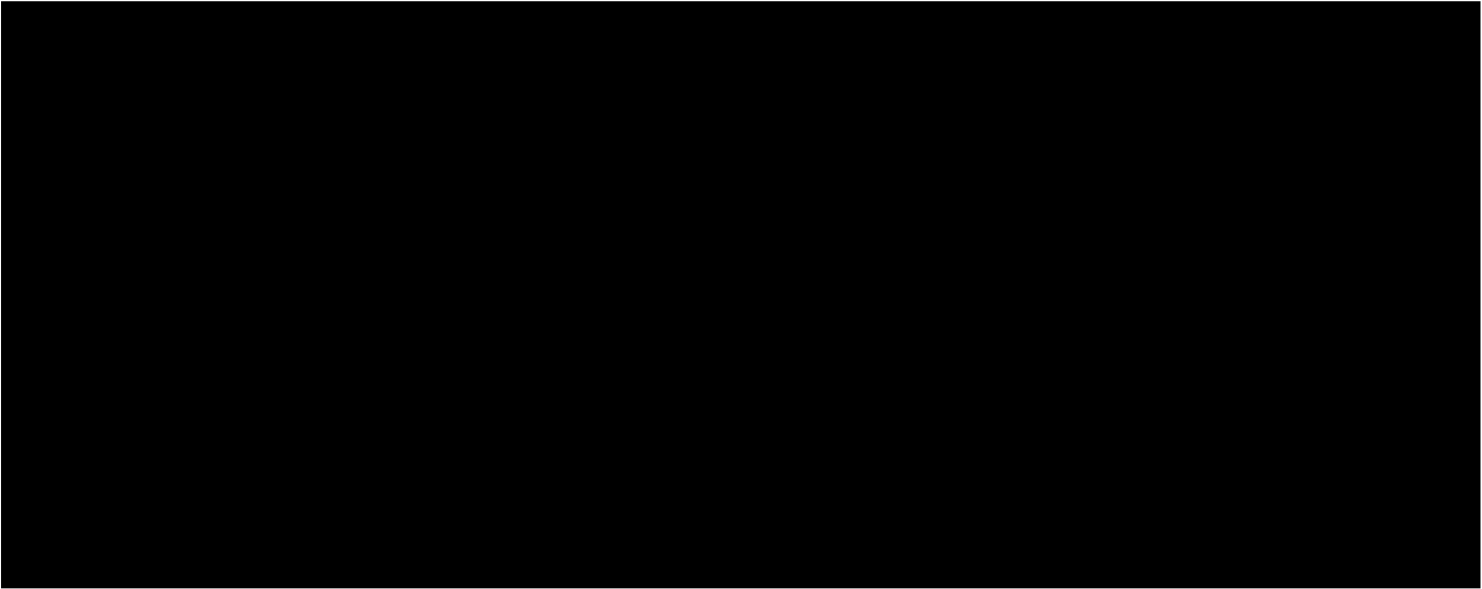




From: David Ramsay [REDACTED]
Sent: 27 June 2019 13:00
To: Claire Potts
Cc: Darren Kennett - TW Southern Counties
Subject: Re: Nyton Nursery, Nyton Road, Westergate, Chichester, PO20 3UQ - Planning Applications - Taylor Wimpey UK Ltd

Dear Claire

Having spoken to TW, we agree to the below conditions.

Kind regards

David

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From: Claire Potts
Sent: Thursday 27 June, 11:40
Subject: RE: Nyton Nursery, Nyton Road, Westergate, Chichester, PO20 3UQ - Planning Applications - Taylor Wimpey UK Ltd
To: David Ramsay, David Easton
Cc: Jamie Hanna

David,

See comments below.

Kind regards

Claire

Claire Potts

BSc MSc MSc MRTPII Strategic Development Team Leader, Directorate of Place,

Arun District Council

First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37698| External: +44 (0) 1903 737698 E-mail:

claire.potts@arun.gov.uk

Visit Arun's web site at

www.arun.gov.uk

P Save the environment - think before you print.

From: David Ramsay [REDACTED]

Sent: 25 June 2019 12:10

To: Claire Potts; David Easton

Cc: Jamie Hanna

Subject: Nyton Nursery, Nyton Road, Westergate, Chichester, PO20 3UQ - Planning Applications - Taylor Wimpey UK Ltd

Importance: High

Dear Claire / David

I trust you are both well.

I wonder if you could give me an update on the following:

Has there been and response from drainage to the revised drainage strategy (there isn't a response on the website) - No update received. Any matters of concern arising from the reconsultation which ends on 27 June? - No – all previously addressed. Pre-commencement conditions. We were not anticipating any pre-commencement conditions as per discussions with David at our last 2 meetings. Noting that these read "Development shall not commence for any dwelling hereby approved..." does this relate only to above ground works ie above slab level ?

I have considered the pre-commencement conditions –

Ecology – see below.

Condition 10 – CMP – has to be pre-commencement for reasons set out. Would require amendment of one approved for wider site to reflect changes to this phase.

Condition 13 – Employment and skills plan – has to be pre-commencement because it relates to the construction phase.

Condition 14 – broadband – again – needs to be pre-commencement because infrastructure needs to be put in early

Condition 15 – Electric Vehicle charging – as above

Condition 16 – 10 % renewable – as above

Please can you confirm in writing (email) that you accept these conditions, otherwise we will not be able to determine the application positively today.

In respect to the conditions (other than the pre-commencement point), TW have raised the following:

1 – By way of confirmation, the affordable tenure mix for this application (7 units) was agreed with David Easton at 100% shared ownership.

2 - In terms of the EV charging, Adur & Worthing gave more comprehensive information in terms of the requirements, and we the informative wording within the condition provided the following:

a 3kW charger as the minimum rated charge point that shall be installed to garages within a plot curtilage.

For charge points in communal parking areas these shall be rated at least 7kW.

Parking bays for electric vehicles shall have minimum dimensions of 2.4m wide by 4.8m and be designed to have regard to the requirements of BS 8300 so that the needs of disabled electric vehicle users are met.

- *Details should include the following: The charge type – make, model system;*
- *Charge rate – 3 or 7*
- *Size of charging bay and any specific attributes needed for the charging bay if differs in any way from a standard parking space (usually 4.8m x 2.4m)*

On the basis of current information, it appears that there may be approximately six potential private apartment blocks for which each would require an EV charging point. It is also recommended that a shared charging point is provided in each area where there are high concentrations of parking spaces for terraced housing.

Given there are no communal parking areas serving an apartment block, I feel we can accommodate EV charging points to the visitor parking spaces and to all garages within the curtilage of a property . The attached plan should help, as you will see we can accommodate 48 charging points.
Keen to know if this approach would be supported by Arun? - David to respond on his return.

3 – Surface water is still conditioned. Details have been submitted to ADC. Please can you ascertain if the Council's drainage officer has any queries and whether the condition can be removed?

We don't have any further updates from drainage engineers, so these condition will need to remain in place. If they have seen the details already, then that will help speed up the discharge of condition process.

4 – The dormice strategy is a pre-commencement condition, this was implemented under the original consent, and the site as a whole has commenced. It therefore should not be a pre-commencement condition. Perhaps it could be a performance condition to accord with the details agreed under the RM?

Condition 8 – agree – amend as follows:

Development shall not commence for any dwelling hereby approved, the The mitigation strategy for dormice shall be implemented in accordance with the details specified within the 'Dormouse Mitigation Strategy (September 2017)'.

Reason: This condition is necessary to ensure the protection of reptiles dormice and supporting habitat in accordance with Policy ENV SP1 and ENV DM5 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure measures are in place to protect reptiles and their habitat on site prior to any disturbance.

5 – The ecological enhancement scheme was updated (as attached) and sent to David E prior to the committee report being generated, this includes the bat & bird boxes. Again, this should not be a PTC condition.

CAN YOU PLEASE CONFIRM IF PLAN REFERENCE CORRECT?

Condition 5 wording to be amended to:

Reason: In the interests of amenity and of the environment of the development in accordance with Policy GEN7 D DM1 and Policy ENV DM5 of the Arun District Local Plan.

Condition 6 – agree – wording amended to ‘The mitigation and enhancement strategy for bats shall be implemented and maintained in accordance with the details specified within the Updated Bat Survey (August 2017), Ecological Enhancement Plan 31/05/19 and Updated Phase 1 Habitat Survey – August 2017.’ Reason: This condition is necessary to ensure the protection of bats and supporting habitat in accordance with Policy ENV SP1 and ENV DM5 of the Arun Local Plan

Condition 9 - Prior to the commencement of development for the dwellings hereby approved, an The protection, mitigation and enhancement measures set out on the Ecological Enhancement Scheme Plan (dated 31/05/19) and within the Updated Phase 1 Habitat Survey – August 2017 shall be implemented and maintained. The development shall be implemented and maintained in accordance with the approved scheme and a programme of implementation.

Reason: This condition is necessary to ensure the protection of wildlife and supporting habitat in accordance with policy ENV SP1 and ENV DM5 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the need to ensure measures are in place to protect wildlife and supporting habitat on site prior to any disturbance taking place.

6 – The employment skills plan is currently being prepared. Please could you advise who at the council we can liaise with to help ensure this is in the format expected?

If you cover what is in the Local Plan policy and supporting text, that should meet the requirements. I’m not sure if there is a standard format.

7 – There is no knotweed relative to this application and the knotweed was removed and residual being treated as per the previous condition requirement.

Agree to delete.

I trust this can be taken into account in the updates to the application at committee. If you have any queries, please let me know.

I look forward to hearing from you.

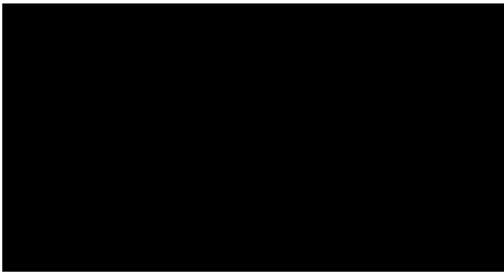
Kind regards

David

David Ramsay

Partner

For and on behalf of Vail Williams LLP



Birmingham

Crawley

Heathrow

London

Portsmouth

Reading

Southampton

Woking

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