

[REDACTED]

From: Simon Davis
Sent: 15 June 2021 18:31
To: 'philip [REDACTED]'
Cc: 'christopher.best@arun.gov.uk'; Christopher Best
<christopher.best@arun.gov.uk>
Subject: AL/49/21/DOC - Springfield, Hook Lane

Dear Philip,

Your client contacted me this morning and asked that I provide an update on the application. Therefore, please see the following summary:

5	As you are aware, the Tree Officer has requested changes and then documentation to evidence these. I am aware that this is being actioned but there is currently only 7 days left until the application expiry and so no time to reconsult the Tree Officer. Therefore, this will be refused and you will need to resubmit.
6	There is insufficient time to reconsult our ecologist before the application expiry date of 22/06 however, I did request that you respond within 10 days of my email dated 07/06 which you did meet therefore I will reconsult the Ecologist regardless of the time limit.
7	No objection from our Archaeologist so I can approve this condition.
8	WSSC have raised no objection and Env Health have made no comments therefore I can approve the CMP condition.
13	There is insufficient time to reconsult our Drainage Engineer before the application expiry date of 22/06 however, I did request that you respond within 10 days of my email dated 07/06 which you did meet therefore I will reconsult the Drainage Engineer regardless of the time limit.
14	I have accepted the amended plans regarding the materials and I will be able to approve this.
15	As 13.
16	I did request that you respond within 10 days of my email dated 07/06 which you did meet. However, I have looked at the condition wording and see that it requires 24 new native trees but the plan provided shows only 12. I will therefore be refusing this condition on the basis of not meeting the condition requirements.
18	The use of Air Source Heat Pumps (as shown in the spec and the associated plan) is acceptable but there is no information to meet this part of the condition “.. <i>demonstrate that the development will achieve energy efficiency measures that reflect the current standards applicable at the time of submission ...</i> ” It is not appropriate to just propose

	renewable energy in order to meet the requirements of the condition. As such, I will not be able to agree this condition.
19	I have not had any comments from WSCC on this one yet they have responded to the application so I will approve this condition.
21	The submitted plan is not sufficient to agree this condition. I would be looking for a letter from BT Openreach (or other infrastructure provider) plus a copy of the Contract that confirms high speed broadband will be provided at the site. Therefore this will be refused and you will need to resubmit.
22	I have not had any comments from WSCC on this one yet they have responded to the application so I will approve this condition.
25	I have not had any comments from our Ecologist on this one yet they have responded to the application. However, it is unclear whether the lighting unit proposed meets the requirements of this part of the condition “.. <i>also minimise potential impacts to any bats using the trees, hedgerows, and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding</i> ”. We would be looking for a downwards facing light fitting or something that is fitted with a shield so as to prevent light spill into the sky. As such, I am inclined to refuse this condition.

I will not accept any amendments after today's date and am proposing to draft the decisions on those that I have indicated as being approved/refused on the 18th June. The others that I have allowed to run will be done when the re-consultation advice is received. Please note that as per our principles for how we determine applications (see <https://www.arun.gov.uk/planning-permission>), we will not allow further negotiation on these and so if there remains an objection, these will also be refused.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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