



To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Rebecca Hoad [REDACTED]
Sent: 18 November 2021 11:12
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>
Subject: RE: Pre Commencement Condition Letter

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Anita,

I can confirm that we agree to the revised condition wording and also agree to the EOT to 24 November 2021 although would appreciate if you could please prioritise the decision and look to release by the end of the week.

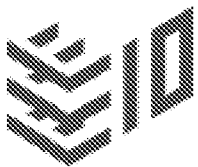
I look forward to hearing from you. Please do not hesitate to contact me should you require any further information.

Kind Regards,

Rebecca Hoad MSc MRTPI
Senior Planner

ECE Planning

ECE Planning are delighted that two of our projects received awards at the Sussex Heritage Trust Awards. Read more [here](#).



Brooklyn Chambers, 11 Goring Road, Worthing, West Sussex, BN12 4AP.

Privacy/Confidentiality Statement
www.eceplanning.com

ECE Planning Limited, Registered in England No 07644833, Registered Office Amelia House, Crescent Road, Worthing, West Sussex BN11 1QR.

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 18 November 2021 10:50

To: Rebecca Hoad

Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>

Subject: RE: Pre Commencement Condition Letter

Hi Rebecca,

I propose to split the condition so only part is pre-commencement. Do you agree with the wording set out below?

Prior to commencement of development the hedgerows/trees on the eastern and southern boundaries of the site shall be retained and protected with fencing as set out in the Arboricultural Assessment and Outline Method Statement. The fencing shall be retained during the course of development.

Reason: To ensure protection of protected species and improve biodiversity in accordance with policy ENV DM5 of Arun Local Plan. It is necessary for this to be a pre commencement condition to ensure hedging is adequately protected during the course of development.

And

Prior to occupation the hedgerows on the eastern and southern boundaries of the site shall be retained and enhanced for bats in accordance with details to be submitted to and approved by the Local Planning Authority. Any gaps in the southern boundary should be filled in using native hedge species to improve connectivity.

Reason: To ensure protection of protected species and improve biodiversity in accordance with policy ENV DM5 of Arun Local Plan. It is necessary for this to be a pre commencement condition to ensure hedging is adequately protected during the course of development.

Do you have any news on the EOT? I have requested the application is looked at by end of tomorrow at the latest and believe that is when the Agreement will be completed.

Can you confirm acceptability to the above as soon as possible?

Thanks

Anita

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

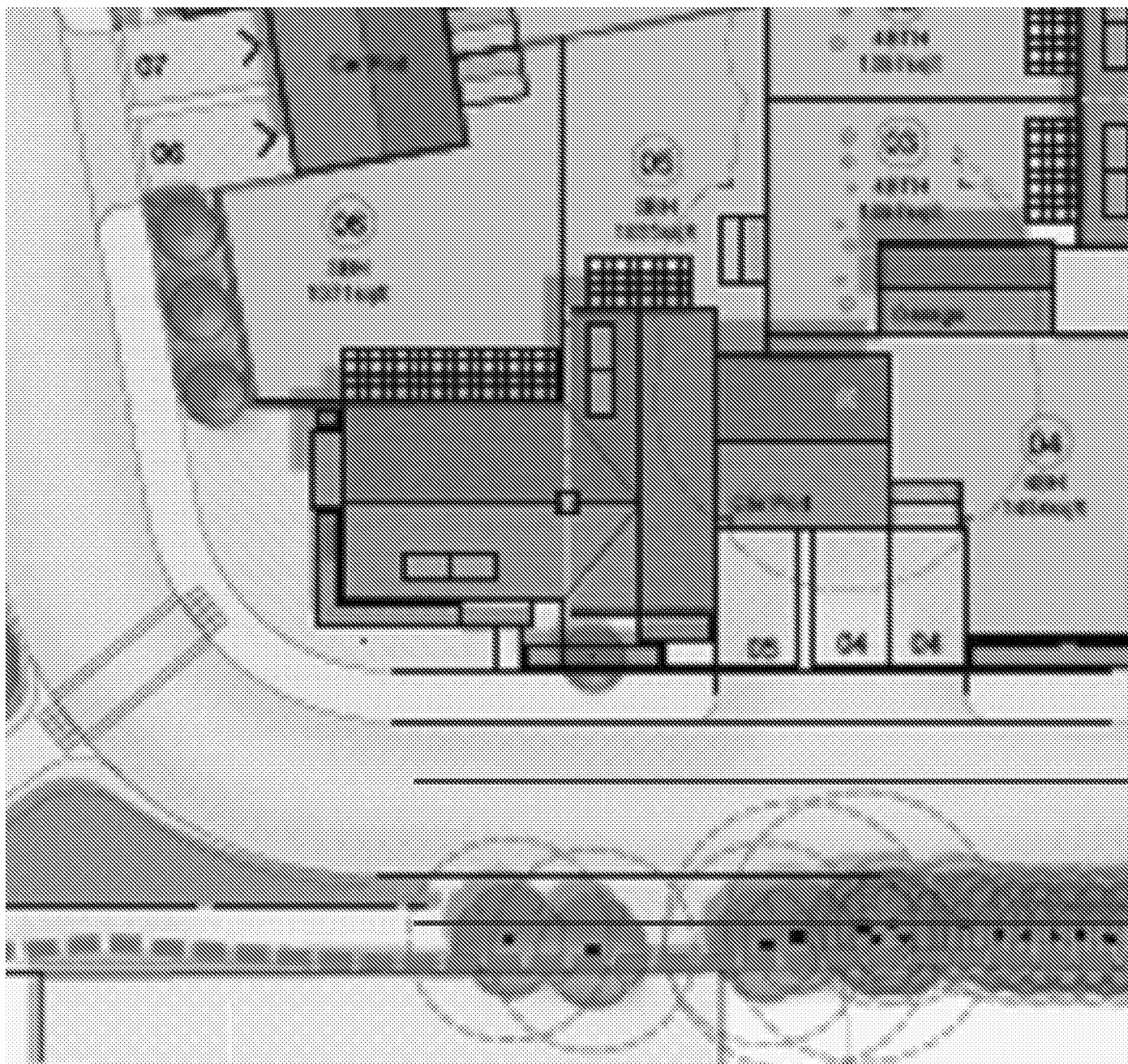


From: Rebecca Hoad [REDACTED]
Sent: 17 November 2021 15:42
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Pre Commencement Condition Letter

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Thanks Anita. Our concern with the 5m buffer strip is that it makes it almost impossible to use the existing access and to construct the new access in addition to maintaining the 5m from the southern boundary hedgerow. Please see snippet below.

Could we please ask therefore that the condition is amended to suggest that the works are to be carried out in line with the arb details which include tree protection fencing?



Kind Regards,

Rebecca Hoad MSc MRTPI
Senior Planner

ECE Planning

ECE Planning are delighted that two of our projects received awards at the Sussex Heritage Trust Awards. Read more [here](#).



Brooklyn Chambers, 11 Goring Road, Worthing, West Sussex, BN12 4AP.

Privacy/Confidentiality Statement
www.eceplanning.com

ECE Planning Limited, Registered in England No 07644833, Registered Office Amelia House, Crescent Road, Worthing, West Sussex BN11 1QR.

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 17 November 2021 14:39
To: Rebecca Hoad [REDACTED]
Subject: RE: Pre Commencement Condition Letter

Hi Rebecca,

I have amended the condition further as below. I think it has now removed the ambiguity.

'Prior to commencement of development the hedgerows on the eastern and southern boundaries of the site shall be retained and enhanced for bats in accordance with details to be submitted to and approved by the Local Planning Authority. These shall include provision of a buffer strip around the hedgerows/trees (5m) during the course of development and provision of appropriate fencing on site prior to any construction taking place. Any gaps in the southern boundary should also be filled in using native hedge species to improve connectivity.

Reason: To ensure protection of protected species and improve biodiversity in accordance with policy ENV DM5 of Arun Local Plan. It is necessary for this to be a pre commencement condition to ensure hedging is adequately protected during the course of development.'

Are you now happy with the wording?

Thanks

Anita

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Rebecca Hoad [REDACTED]
Sent: 17 November 2021 11:57
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Pre Commencement Condition Letter

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Antia,

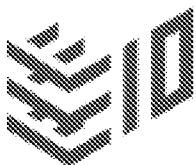
Thank you for your email.

For the avoidance of doubt, please could you confirm if the buffer strip of 5m would be for construction only rather than to be incorporated in to the design? Our design doesn't currently show this.

Kind Regards,

Rebecca Hoad MSc MRTPI
Senior Planner

ECE Planning are delighted that two of our projects received awards at the Sussex Heritage Trust Awards. Read more [here](#).



Brooklyn Chambers, 11 Goring Road, Worthing, West Sussex, BN12 4AP.

Privacy/Confidentiality Statement
www.eceplanning.com

ECE Planning Limited, Registered in England No 07644833, Registered Office Amelia House, Crescent Road, Worthing, West Sussex BN11 1QR.

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 17 November 2021 11:33

To: Rebecca Hoad

Subject: RE: Pre Commencement Condition Letter

Dear Rebecca,

With regard to proposed condition 11 there are trees/bushes on the southern and eastern (adjacent to Roundstone Lane) boundaries of the site indicated on Landscape Masterplan. Those on the southern boundary include a note saying 'existing vegetation will be enhanced with additional specimens' so I propose to amend the suggested condition to more accurately reflect the locations as set out below:

Prior to commencement of development the hedgerows on the eastern and southern boundaries of the site shall be retained and enhanced for bats in accordance with details to be submitted to and approved by the Local Planning Authority. These shall include a buffer strip around the hedgerows/trees (5m) and provision of appropriate fencing on site prior to any construction taking place. Any gaps in the southern boundary should also be filled in using native hedge species to improve connectivity.

Reason: To ensure protection of protected species and improve biodiversity in accordance with policy ENV DM5 of Arun Local Plan. It is necessary for this to be a pre commencement condition to ensure hedging is adequately protected during the course of development.

Please confirm your agreement to this amended wording.

I will come back to you later today regarding the possibility of a decision later this week. It depends on the availability of other officers in the sign off chain, but I think it is doubtful.

Regards

Anita

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Rebecca Hoad

Sent: 16 November 2021 17:10

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Cc: Planning.Responses <Planning.Responses@arun.gov.uk>; Chris Barker

Subject: FW: Pre Commencement Condition Letter

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Anita,

We have reviewed the attached pre-commencement conditions letter pursuant to application reference A/64/21/PL and would request only one amendment to Condition 11. As you will be aware the site does not accommodate any existing hedging therefore this condition would not be relevant as we would not be able to retain any hedges. We are proposing significant landscaping but this is not existing.

Please could we therefore request that Condition 11 is removed?

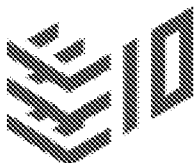
I look forward to hearing from you as soon as possible.

Kind Regards,

Rebecca Hoad MSc MRTPI
Senior Planner

ECE Planning

ECE Planning are delighted that two of our projects received awards at the Sussex Heritage Trust Awards. Read more [here](#).



Brooklyn Chambers, 11 Goring Road, Worthing, West Sussex, BN12 4AP.

Privacy/Confidentiality Statement
www.eceplanning.com

ECE Planning Limited, Registered in England No 07644833, Registered Office Amelia House, Crescent Road, Worthing, West Sussex BN11 1QR.

Begin forwarded message:

From: planning.responses@arun.gov.uk
Date: November 16, 2021 at 11:03:56 AM GMT
To: Chris Barker [REDACTED]
Subject: Pre Commencement Condition Letter

<http://www.arun.gov.uk>
DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

Kind Regards,

Chris Barker MATP MRTPI
Managing Director

ECE Planning

ECE Planning are delighted that two of our projects received awards at the Sussex Heritage Trust Awards. Read more [here](#).



Brooklyn Chambers, 11 Goring Road, Worthing, West Sussex, BN12 4AP.

Privacy/Confidentiality Statement
www.eceplanning.com

ECE Planning Limited, Registered in England No 07644833, Registered Office Amelia House, Crescent Road, Worthing, West Sussex BN11 1QR.

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
