

From: Amanda Scholes on behalf of Planning.Responses
Sent: 12 January 2022 08:06
To: Planning Scanning
Subject: FW: saltbox BE/121/21/RES

AMANDA SCHOLES
PLANNING RECEPTIONIST



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From: Michael Eastham
Sent: 11 January 2022 15:27
To: Planning.Responses
Subject: FW: saltbox BE/121/21/RES

Thanks,

Michael

From: Michael Whitwell
Sent: 11 January 2022 15:23
To: Michael Eastham
Subject: RE: saltbox BE/121/21/RES

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Michael,

Seem fair to me.

Kind regards

Michael

Michael Whitwell
Associate Director

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To celebrate our centenary we have launched a new website, visit us at www.mountfordpigott.com



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From: Michael Eastham [REDACTED]
Sent: 11 January 2022 15:16
To: Michael Whitwell [REDACTED] >
Subject: FW: saltbox BE/121/21/RES

Michael,

Are you happy with the following conditions for **BE/121/21/RES**:

1.The development hereby approved shall be carried out in accordance with the following approved plans and submitted documents:

- Drawing No. 1744-U03-L01-A - Site Location Plan.
- Drawing No. 1744-U03-P02 Rev. E - Unit 3 Proposed Site Plan.
- Drawing No. 1744-P02-E - Proposed Phasing Plan.
- Drawing No. 1744-U03-P03 Rev. C - Unit 3 Proposed Ground Floor Plan.
- Drawing No. 1744-U03-P04 - Proposed Roof plan
- Drawing No. 1744-U03-P05 - Proposed Elevations
- Drawing No. 1744-U03-P06 Rev. B - Unit 3 Proposed Section.
- Drawing No. 1744-U03-P07 Proposed Upper Level Plan
- Drawing No. 1744-U03-P01 Rev. E - Unit 3 Proposed Landscape Plan.
- Drawing No. 5920.PP_U3.1.0 Rev. C - Unit 3 Planting Plan, Saltbox, Bognor Regis.
- Unit 3 Design Codes (Ref. 1744-PGB-04-Rev. D).

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.

2. The industrial building on Unit 3 should not be occupied until the road, footway, and parking areas serving it have been constructed, surfaced and drained in accordance with the approved plans and details.

Reason: To secure satisfactory standards of access for the proposed development, in accordance with Policy D DM1 of the Arun Local Plan.

3. No development shall take place until details of the Electric Vehicle (EV) Charging Points have been submitted for approval in writing by the Local Planning Authority. The approved EV charging points shall be installed prior to the first use of Unit 3 and thereafter will be permanently retained and maintained in good working condition.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with Policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Parking Standards SPD (January 2020) and the National Planning Policy Framework. It is considered necessary for this to be a pre-commencement condition because of the need to install the wiring in the ground.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Kind regards,

Michael