

[REDACTED]

From: Simon Davis
Sent: 05 April 2019 10:45
To: Planning Scanning
Subject: FW: BE/131/18/PL

Correspondence

From: Ben Daines [REDACTED]
Sent: 04 April 2019 17:49
To: Simon Davis [REDACTED]
Cc: Chris Barker [REDACTED]
Subject: RE: BE/131/18/PL

Dear Simon,

Thank you for this. I have spoken to the applicant and he is happy to proceed on this basis.

Kind Regards

Ben Daines MRTPI
Associate Planner

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From: Simon Davis [REDACTED]
Sent: 04 April 2019 10:51
To: Ben Daines [REDACTED]
Cc: Chris Barker [REDACTED]
Subject: BE/131/18/PL

Dear Ben,

I am proposing to agree all of the condition changes in the application covering letter. However, am also proposing some further changes to the conditions in part as a result of our drainage comments which state that conditions 9, 10 & 12 could be discharged for phase 1 if you were to submit a DOC:

1. I am amending all of the reasons to refer to the policies of the current Arun Local Plan.
2. I am amending the electric charge point condition to refer to our current wording which refers to a scheme and not simply a charge point per dwelling. This would now read as:

Prior to occupation of the dwelling on Phase 1, an electric vehicle charge point shall be installed to serve this dwelling. The charge point shall thereafter be permanently retained and maintained in good working condition.

Prior to occupation of any of the dwellings on Phase 2, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition.

3. I am amending condition 9 surface water drainage to only relate to phase 2.
4. I am adding a new condition 6 to require that phase 1 is built in accordance with the approved surface water drainage scheme:

The development of phase 1 must be carried out in accordance with the approved phase 1 surface water drainage scheme shown on drawing 1808/SK2 "Surface Water Drainage Layout" by Robert Clark Associates Ltd. The scheme must be implemented and fully operational prior to occupation of the new dwelling.

5. I am amending condition 11 to remove the maintenance manual requirement for phase 1 (we would not impose a manual condition on a 1 dwelling scheme – and drainage has said that the current submission for phase 1 could be discharged if a DOC were submitted)
6. The numbering of the conditions will change due to me adding in new condition 6.

I attach a draft decision notice. Hopefully you agree that these changes are in your interests. Please confirm that you agree.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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