

Sent: 25 November 2024 09:53

To: Susan Leeson

Cc: Joe Shopland

Subject: RE: Eastrmere Stables

Dear Sue,

I don't need anything else to determine the application. There is a concern ref the ability to satisfy condition 8 but it is not required to determine the reserved matters. I will be adding an informative to say:

"INFORMATIVE: The applicant should note that this layout has been approved without agreement of the Council's Ecologist in respect of the ability to deliver the BNG required by condition 8 on the outline planning permission. If it subsequently becomes clear that the BNG condition cannot be agreed due to the layout not providing sufficient on-site BNG (and if it is not possible to secure it off-site), then a new reserved matters application will need to be submitted as the Local Planning Authority will not be able to agree such changes through the Non-Material Amendment process."

Similarly, there will be an informative referencing the drainage objection:

"INFORMATIVE: This permission does not formally discharge any of the drainage conditions imposed on the outline planning permission and separate applications will be required to discharge these. In addition, the applicant should note that this layout has been approved without agreement of the Council's Drainage Engineers and therefore if it subsequently becomes clear that the drainage conditions cannot be agreed due to the layout not providing sufficient space for drainage then a new reserved matters application will need to be submitted as the Local Planning Authority will not be able to agree such changes through the Non-Material Amendment process. Please also note that any future submission to seek a discharge of the drainage conditions must be accompanied by full details in accordance with the guidance and checklist here <https://www.arun.gov.uk/surfacewater>."

There is now no time to amend the layout/other aspects to resolve these issues.

Kind Regards

Simon

Simon Davis MRTPI

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From: Susan Leeson [REDACTED]
Sent: 25 November 2024 09:41
To: Simon Davis <Simon.Davis@arun.gov.uk>
[REDACTED]
Subject: Eastrmere Stables

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Good Morning Simon

I hope all's well with you and you had a good weekend.

Re the attached, do I take it that no further action is required?

Best
Sue

Susan Leeson BSc MPhil | Director of Planning [REDACTED]



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