

[REDACTED]

From: Simon Davis
Sent: 25 November 2024 14:45
To: Susan Leeson [REDACTED]
[REDACTED]
Subject: RE: Eastrmere Stables

Dear Sue,

Ok I understand your point of view now. However, that is quite an unusual approach and not one that I have come across before. To that end, it would have been helpful if this had of been made obvious to me from the outset as then I could have ensured all the relevant consultees had been notified (noting that we have not consulted Env Health) and briefed them accordingly.

I have just reviewed your Planning Statement, and I do note para 5.15 states *"To expedite this development as soon as possible, we are including additional documents to be assessed to avoid conditions and the delays to development that this brings."* However, this does not make the case that you are now presenting. I also note that this section only referred to the CEMP and that there was nothing of this nature stated regarding the drainage.

As it is, we have only 6 working days to decide the application, and our policy is to only allow extensions of time in exceptional circumstances, and this is not such a circumstance that our Group Head of Planning would agree to.

You will therefore need to make separate applications for discharge of the outline conditions relating to the access (6), drainage (9), the CEMP (7), the Biodiversity Enhancement Strategy (8), energy (10) and lighting (12). I note that the CEMP condition is the only pre-commencement condition.

Kind Regards

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth
T: 01903 737874
E: simon.davis@arun.gov.uk
Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: Susan Leeson [REDACTED]

Sent: 25 November 2024 14:20

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: RE: Eastrmere Stables

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Hi Simon

It was hoped that we could resolve all pre commencement conditions to enable the start of development. If drainage is agreed, we can submit a VOC post approval.

However, if they can start ground works that is something. We could then submit the DOC next week.

Best regards
Susan

Susan Leeson BSc MPhil | Director of Planning [REDACTED]



Planning, Architecture & Land Promotion
32 North St, Chichester, PO19 1LX



From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 25 November 2024 14:15

To: Susan Leeson [REDACTED]

Subject: RE: Eastrmere Stables

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Hi Sue,

There is already a drainage condition as imposed on the outline which requires discharge prior to construction above ground level. We are not proposing to impose additional conditions.

Kind Regards

Simon

Simon Davis MRTPI

Principal Planning Officer, Directorate of Growth

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From: Susan Leeson [REDACTED]

Sent: 25 November 2024 14:06

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: RE: Eastrmere Stables

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Hi Simon

The reason is the client wants to crack on with the development and therefore avoiding DOC's where possible prevents delays.

Please can you make an exception as we only received this consultation response today as you said it had not been uploaded onto the portal.

Best regards

Sue



Planning, Architecture & Land Promotion
32 North St, Chichester, PO19 1LX

[REDACTED]
Website: www.ss-p.co.uk

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 25 November 2024 14:02

To: Susan Leeson [REDACTED]

Subject: RE: Eastrmere Stables

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Dear Sue,

I am not inclined to grant further time to allow this to be resolved. As stated, I am going to recommend approval on the application. I acknowledge the drainage objection but there is a drainage condition requiring discharge, and this is separate to the reserved matters (RM). Therefore, I fail to see why this needs to be resolved now. Note we also cannot discharge a condition through a RM.

Kind Regards

Simon

Simon Davis MRTPI

Principal Planning Officer, Directorate of Growth

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From: Susan Leeson [REDACTED]
Sent: 25 November 2024 13:56
To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: RE: Eastrmere Stables

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Hi Simon

In the consultation response it says

Overcoming our objection

If the planning officer is minded to allow the applicant additional time to submit further documents to support this application, then the following evidence may overcome our objection.

Please can you agree and EoT till end of next week to get this tabulated for the Engineers?

Best
Sue

Susan Leeson BSc MPhil | Director of Planning [REDACTED]



Planning, Architecture & Land Promotion
32 North St, Chichester, PO19 1LX



From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 25 November 2024 10:35
To: Susan Leeson [REDACTED]

Subject: RE: Eastrmere Stables

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Dear Susan,

Please see Drainage comments attached (objection). Sorry, these were received on the 19th but for some reason have not made it onto the web yet. We will not allow any further changes at this point. However, as per my previous comment, we are proposing to recommend approval and attach that informative.

Kind Regards

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth
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From: Susan Leeson [REDACTED]
Sent: 25 November 2024 10:22
To: Simon Davis <Simon.Davis@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>; Sarah Burrow <Sarah.Burrow@arun.gov.uk>
[REDACTED]
Subject: RE: Eastrmere Stables

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Hi Simon

Re Drainage we submitted FRA/Drainage strategy and also Lidsey Drainage report as part of the application. Engineers have not commented on this application however, a FRA and drainage strategy is part of the application, all submitted 1st October 2024. We do not want to have to duplicate with an unnecessary drainage DOC. All attached are part of the submitted application.

We are not submitting anything new. Just awaiting Drainage Engineers response to the application.

Best regards

Susan

Susan Leeson BSc MPhil | Director of Planning



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