

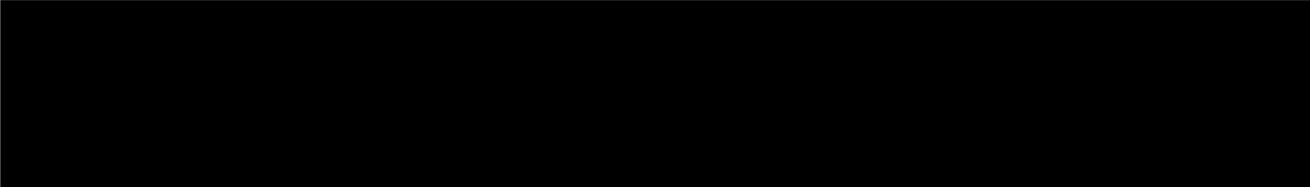


Hi there

Pls can you add the below email to the case file online and label as 'Applicant agreement to EOT – until 22nd May'

I'll update Ocella now

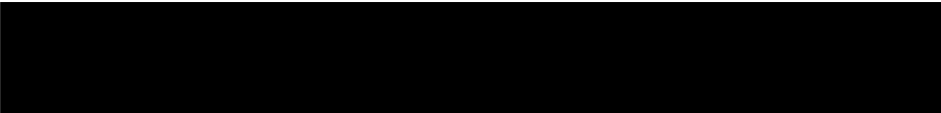
Thanks
Amy



I can agree to your eot request

Regards Chris

Sent from my iPhone



Hi Chris

The application is largely positive and acceptable in character terms and we will be recommending approval subject to the below issue.

Ecology

On reviewing this application I note that the Ecology Officer states that no protected species survey has been undertaken and they require an Extended Phase 1 Habitats Survey (and any further phase surveys and mitigation measures) to be undertaken and submitted to the Council PRIOR to determination. In addition, the proposals submitted should include measures that result in Biodiversity Net Gain e.g. bird/bat boxes, bug hotels, wildlife pond etc.

The decision on the application is due tomorrow, however, we will need to resolve the ecology issues first.

Extension of Time

As such, can I suggest we agree an Extension of Time for 3 weeks to allow you to undertake the necessary survey/s and get feedback from the Ecology Officer. I would suggest the following timescale:

- Ecology survey/s to be provided by applicant to case officer – by Tuesday 12th May
- Ecology Officer to provide consultation comments – by Tuesday 19th May
- Case officer to finalise report and decision to be issued – by Friday 22nd May

Please email me by tomorrow lunchtime to agree this EOT until 22nd May.

Pre-commencement conditions

On recommendation of approval, we propose to apply the following pre-commencement planning conditions to the decision.

Please email me to confirm agreement to these.

DRAINAGE:

“Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.”

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

LAND CONTAMINATION:

Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

1. A ‘Preliminary Risk Assessment’ which has identified: all previous (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and

potentially unacceptable risks arising from contamination at the site.

2. A 'Site Investigation Scheme', based on (1) above to provide information for a detailed assessment of the risk to

all receptors that may be affected, including those off site.

3. Based on the 'Site Investigation Scheme' and the detailed risk assessment (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

A 'Verification Report' providing details of the data that will be collected in order to demonstrate that the works set

out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages,

maintenance and arrangements for contingency action.

Note: Any changes to these components, (1) to (4) require the express written consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or

such other date or stage in development as may be agreed in writing with the Local Planning Authority), a

Verification Report demonstrating completion of the works set out in the approved remediation strategy and the

effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority. The

report shall include results of sampling and monitoring carried out in accordance with the approved verification plan

to demonstrate that the site remediation criteria have been met. The report shall also include a 'long-term

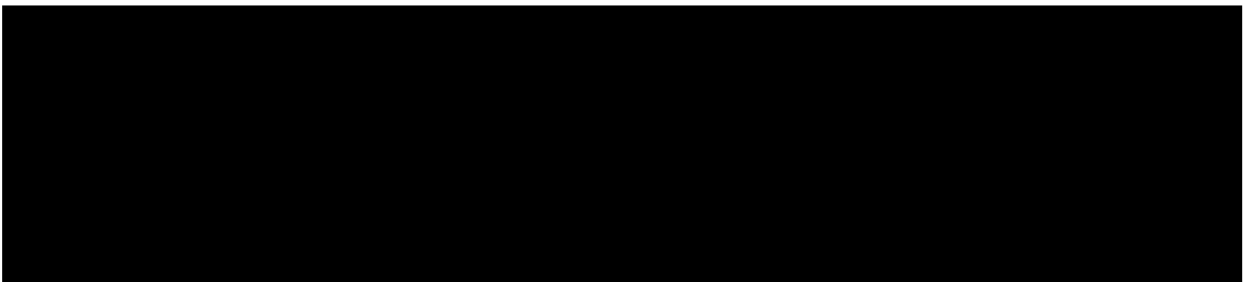
monitoring and maintenance plan' for longer-term monitoring of pollutant linkages, maintenance and arrangements

for contingency action, as identified in the verification report, and for the reporting of this in writing to the Local

Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 – 2031

Kind regards,
Amy





Ok thanks Chris

It would be very helpful to have them as attachments so I can easily file them, if you can ask her to send as jpegs etc? And are there any of the site from outside on the lane?

I may be able to street view this.

Thanks
Amy

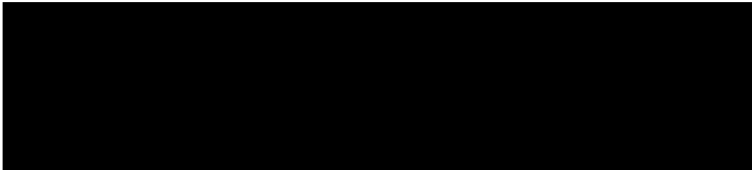


Hi Amy

Here are the photos of Hill Lane

Regards Chris

Chris Pope RIBA



2 Beech Avenue
Chichester
West Sussex
PO19 3DR



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<image003.jpg>
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Hi Christine

Please can you let me have some photos as requested by the planning officer? Hope you're well

Regards Chris
Sent from my iPhone

Begin forwarded message:

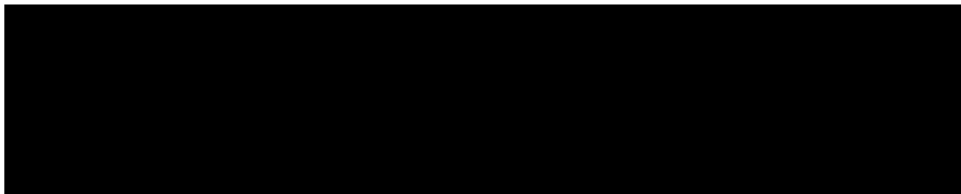


Dear Chris

Given the current circumstances with the virus, planning officers are generally not making site visits if at all possible where it can be avoided.

In view of this, could you please email me any photos you have of the site and/or ask that the property owners provide photos of the relevant area of land/surrounding area?

Many thanks
Amy



Thank you Amy

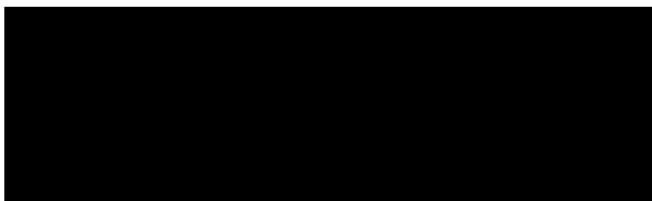
I will try and forward the email I sent previously whilst the application was being validated.

The use is already on the site and the number of horses is the same and the vehicle/pedestrian movements is the same.

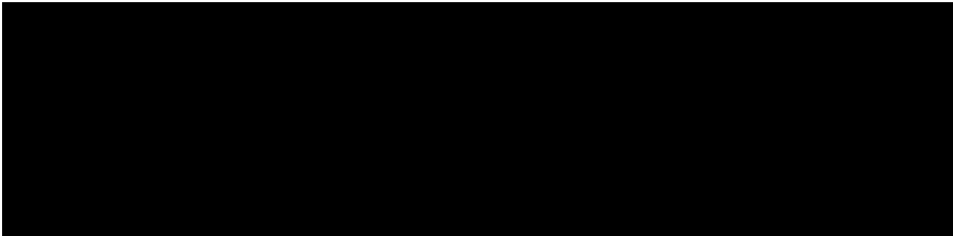
The sand school won't result in more visits, it just required to give an area to exercise the horses and save the grass from being worn out.

Kind regards Chris

Chris Pope RIBA

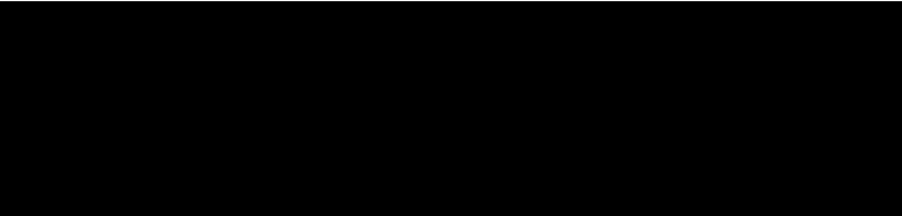


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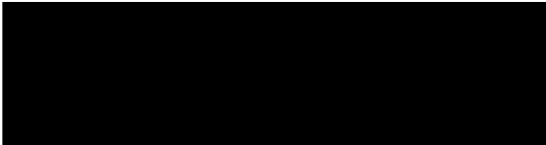
Ok thanks for confirming Chris, I have passed this info onto WSCC Highways and asked them to confirm if this is sufficient to overcome any previous concerns.

Amy



Thank you for your letter. I have previously stated during the validation stage that the sand school is wholly for private use and that the applicant lives at 40 hill lane which is about 1 min walk to the site, as such walking will be the means of access 95 percent of the time. Thank you Chris

Sent from my iPhone



Dear Mr Pope

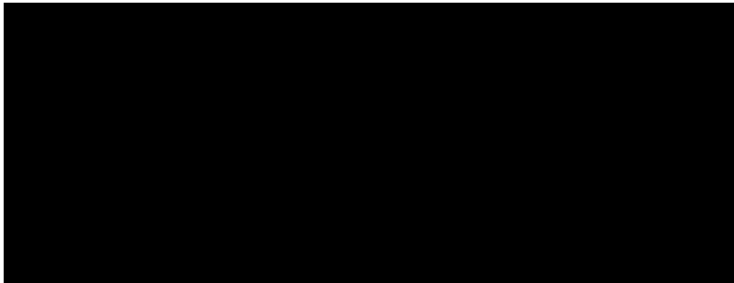
I hope you are keeping well.

I have received the attached comments from WSCC Highways with regard your current application.

I have not had chance to review the application in full yet, but in the meantime, please can I ask that you provide the additional information requested by WSCC by email to me, I will then forward onto WSCC for further comment. **Please provide this information to me by next Thursday 2nd April**, as I will then need to give WSCC a minimum of 2 weeks for further comment, and the decision is due on 28th April.

If you have any issues inc. with this timescale please email me and we can resolve it

Kind regards
Amy



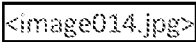
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