

From: Simon Davis

Sent: 12 October 2021 12:31

To: Glenn Gasson

Cc: Jodie Cloherty

Subject: RE: BN/39/20/PL Erection of 4No. dwellings @ Tars Farm, Church Lane, Barnham

Dear Glenn,

Thanks for your email. I agree that the condition should not have been imposed. My officer report stated that *A condition preventing works within 5m of the Rife is not necessary as the site is at least 15m from the Rife with an existing car parking area in between.* However, for some reason, the condition was still included – although I do note that the applicant agreed to it (we had to obtain agreement for all pre-commencement conditions).

To remove it from the planning permission, you would need to submit an application to remove the condition. Such an application would be subject to public/Parish Council consultation and normal timescales. Alternatively, you could ignore the condition although this could become an issue when the plots are sold. I will put a copy of this email on the file.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Glenn Gasson

Sent: 12 October 2021 10:24

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

Cc: Jodie Cloherty

Subject: BN/39/20/PL Erection of 4No. dwellings @ Tars Farm, Church Lane, Barnham

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Good morning Simon

I understand you are the case officer for the above site?

With regards to Planning Condition no. 13:

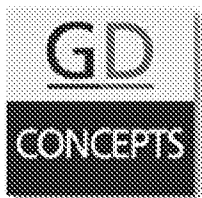
- 13 No development shall commence until details of fencing (including erosion guards) set 5m back from the edge of the Rife have been submitted to and approved in writing by the Local Planning Authority. The approved fencing shall thereafter be implemented in accordance with the approved details and retained in good working order throughout the construction of the development site.

Our site boundary falls outside of the rife boundary by at least 10-15m, the rife area is therefore not on our land, please refer to the attached site plan showing our site edged in red and the location of the rife. We do not have permission to construct or erect protective fencing or erosion guarding on a third parties land, we can erect a fence on the red line boundary of our site where the dotted line of 'extent of flood zone' is, there will be no construction work or activities being carried out outside of the red boundary line.

Can you review the above and attached at your very earliest convenience and let me know how we can satisfy this condition.

Kind regards

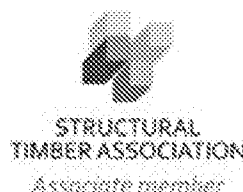
Glenn Gasson
Technical Manager



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