

From: James Cross <James.Cross@arun.gov.uk>
Sent: 03 July 2020 10:33
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BN/46/20/PL - Land Rear of Poachers, Eastergate Lane, Chichester, West Sussex

Hi Planning Responses,

Could the below be uploaded to the above application file and shown as pre-commencement condition agreement please?

Kindest regards,

James Cross Bsc (Hons) MSc Logi TP. MTPI
Strategic Development Sites Project Officer

T: 01903 737784
E: james.cross@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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Sent: 01 July 2020 13:08
To: James Cross <James.Cross@arun.gov.uk>

Cc: 'Anthony Occleshaw' [REDACTED]

Subject: RE: BN/46/20/PL - Land Rear of Poachers, Eastergate Lane, Chichester, West Sussex

Hi James

Many thanks for the email and draft conditions.

I look through them and there seems to be a couple of anomalies.

Condition 8 – Not a drawing that was part of this development.

Condition 16 – seems to be the same as condition 4, 5, 6

Condition 21 – also seems to be about the drainage.

Other than that we agree with the conditions.

I look forward to hearing from you.

Kind regards

Sean

Sean Adams

Director - Adams Planning & Project Services Ltd

[REDACTED]

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From: James Cross <james.Cross@arun.gov.uk>

Sent: 30 June 2020 13:19

Cc: 'Anthony Occleshaw' [REDACTED]

Subject: RE: BN/46/20/PL - Land Rear of Poachers, Eastergate Lane, Chichester, West Sussex

Hi Sean,

Further to our conversation earlier last week, I have now had a chance to draft up the decision. Please note this is solely my recommendation and this conversation is on a without prejudice basis. I attach a draft set of conditions for your review. You will note a number of these conditions comprise pre-commencement conditions which will require your agreement to. I would be grateful if you could confirm in writing your agreement to these?

Once I have this agreement I will be able to pass this recommendation onto my manager for review and sign off. I must reiterate that due to the Covid-19 situation we are unable to routinely discuss applications with line managers. Therefore this solely comprises a recommendation which is provided on a without prejudice basis.

Your confirmation by return email would be kindly appreciated?

Kindest regards,

James Cross Bsc (Hons) MSc Logi TP. MTPI
Strategic Development Sites Project Officer

T: 01903 737784

E: james.cross@arun.gov.uk

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Sent: 26 June 2020 07:40

To: James Cross <James.Cross@arun.gov.uk>

Cc: 'Anthony Occleshaw'

Subject: RE: BN/46/20/PL - Land Rear of Poachers, Eastergate Lane, Chichester, West Sussex

Dear James

It was good to speak to you earlier this week.

As discussed, please find attached the following in response to your request:-

- 1) Amend the Site Plan to show fire truck tracking/turning area
- 2) A Preliminary Ecology Assessment has been prepared and is attached.
- 3) A drainage layout has been provided showing that the new dwelling will not be connecting to the main sewer and as such there will be no impact to Lidsey Waste Water Treatments Works.

As discussed, the site plan already shows a bin store.

Of course, if you have any questions, please don't hesitate to contact me.

Kind regards

Sean

Sean Adams
Director - Adams Planning & Project Services Ltd

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From: James Cross <James.Cross@arun.gov.uk>

Sent: 16 June 2020 09:57

Subject: RE: BN/46/20/PL - Land Rear of Poachers, Eastergate Lane, Chichester, West Sussex

Thanks Sean – all fine.

Kindest regards,

James Cross Bsc (Hons) MSc Logi TP. MTPI
Strategic Development Sites Project Officer

T: 01903 737784

E: james.cross@arun.gov.uk

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Sent: 16 June 2020 09:39

To: James Cross <James.Cross@arun.gov.uk>

Cc: 'Anthony Occleshaw' [REDACTED]

Subject: RE: BN/46/20/PL - Land Rear of Poachers, Eastergate Lane, Chichester, West Sussex

Good morning James,

Thank you for the email.

We are just waiting for the conclusions of the ecology survey and I will be able to send everything across. I would hope to have everything with you by the end of next week if that is ok.

Kind regards

Sean

Sean Adams

Director - Adams Planning & Project Services Ltd

[REDACTED]

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From: James Cross <james.Cross@arun.gov.uk>

Sent: 15 June 2020 16:23

Subject: RE: BN/46/20/PL - Land Rear of Poachers, Eastergate Lane, Chichester, West Sussex

Dear Mr Adams,

I have had an opportunity to review the above planning application. At the moment I am unable to determine it without the following information being provided:

- 1) Amend the Site Plan to show fire truck tracking/turning area
- 2) Amend the Site Plan to show bin store labelled at the front of the site (I'm aware the capacities are there, it just needs labelling)
- 3) Could you submit a Phase 1 Habitat Survey? Please provide an extended Phase 1 if one is available
- 4) Please provide a Drainage Impact Assessment to address how connections to Lidsey Waste Water Treatments Works would be accommodated

If you could let me know how long you envisage the lead in time will be to provide the above information I would be most grateful?

If you require any further information please do not hesitate to contact me on the below details.

Kindest regards,

James Cross Bsc (Hons) MSc Logi TP. MTPI
Strategic Development Sites Project Officer

T: 01903 737784

E: james.cross@arun.gov.uk

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