

From: Mark Robinson [REDACTED]
Sent: 17 August 2021 14:40
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: David Simpson [REDACTED] Croft [REDACTED]
Subject: 9226 RE: BN/62/21/PL The Croft Surgery Extension to decision period and Planning Conditions

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Dear Simon

The client is happy to agree the extension to the 31st August 2021 on the basis that the application will be determined under delegation by/on that date.

The context to the timing is that there are a series of key NHS/CCG sign off committee dates to which the project needs to be submitted/approved. These are infrequent dates and require reports to be submitted in advance, in this instance three weeks. For the scheme to be submitted it requires approval, with the committee date in the last week of September, hence the desire for the formal notice to be issued.

With reference to the conditions would the following be suitable/acceptable:

Condition 9

Development shall not commence until full details of the maintenance and management of the surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

Condition 11

No development shall commence until a mitigation and management method statement has been submitted to and approved in writing by the Local Planning Authority to provide details of how those retained hedgerows are to be protected during construction. This will be secured by fencing around the retained hedgerows during construction, maximised to the edge of the construction works. The development shall thereafter proceed in accordance with the approved hedgerow protection measures.

Reason: Bats and dormice use hedgerows for foraging, habitat and commuting and therefore in accordance with the NPPF and policy ENV DM5 of the Arun Local Plan.

This is required to be a pre-commencement condition because the hedgerow protection scheme must be in place prior to construction starting.

Kind regards
Mark

Mark Robinson BA (Hons), Dip Arch, RIBA
Simpson Hilder Associates Limited

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

Sent: 12 August 2021 17:46

To: Mark Robinson <mark@shilders.co.uk>

Cc: David Simpson <david@shilders.co.uk> Croft <croft@shilders.co.uk>

Subject: RE: BN/62/21/PL The Croft Surgery

Dear Mark,

Thanks for this – this covers the requirement and I note that the surveys found no reptiles.

I will still need an extension of time from you to cover the consultation with Natural England on the Appropriate Assessment. Can we agree until the 31st August please.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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