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From: Simon Davis
Sent: 21 August 2025 17:21
To: Mark Robinson [REDACTED]
Cc: Caitlin Andrew [REDACTED]
Subject: RE: 9226 The Croft planning Fw: BN/87/25/DOC

Dear Mark,

These conditions have now been removed from the application.

I have seen our Env Health comments today which state:

I have reviewed the submitted application in relation to the discharge of conditions 16 Soils Gas Risk Assessment, 21 EV charging and 23 External Lighting. I have read the report by Soils Ltd Ref: 19023/SGRA dated 7th June 2021 and indicates a low risk from ground gas but does also recommend so basic mitigation to protect against this low risk. While the data provided does comply with the wording of condition 16. We would, however, normally request a validation report to confirm that the works have been completed, but this is not stipulated in the condition.

In relation the charging of electric vehicles, the applicant has submitted a data sheet for the charger and a picture of one installed, however we need a bit more information including location and how many chargers have been installed, to be able to discharge condition 21.

To discharge condition 23, the applicant has submitted details of the proposed lighting and lighting diagrams for the site, but not in relation to the impact on the surrounding properties. In line with the ILP guidance we would expect to see a light spill diagram showing the off-site Lux levels to enable us to assess the impact and discharge this condition.

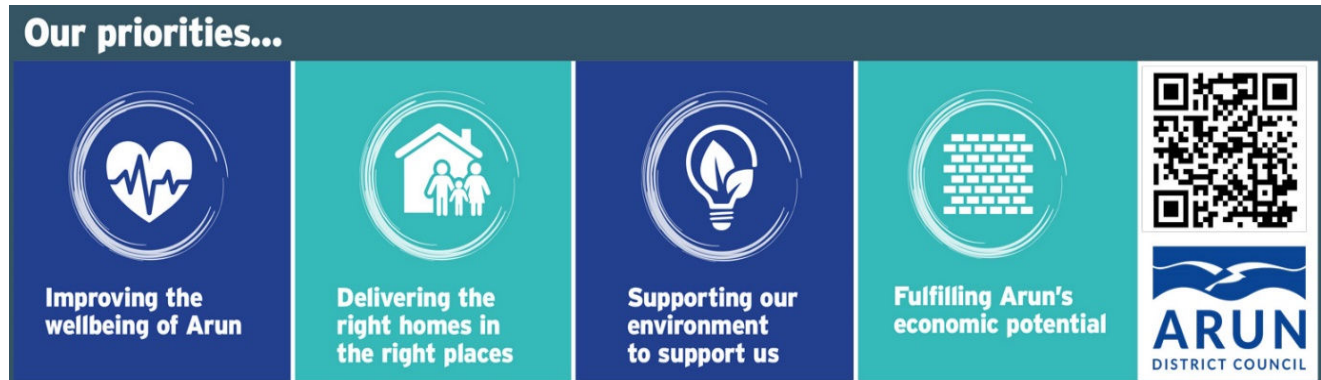
Regarding 16, whilst we cannot request a validation report, it would be helpful if you confirm what mitigation measures were carried out. Please respond to this and the other items by 05 September.

Kind Regards

Simon

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From: Mark Robinson [REDACTED]
Sent: 19 August 2025 15:36
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Caitlin Andrew [REDACTED]
Subject: Re: 9226 The Croft planning Fw: BN/87/25/DOC Light performance information.

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Dear Simon

Thank you for your email.

Apologies, I thought the below had been sent previously.

On the basis Conditions 17, 18, 19, and 22 are compliance only and do not require the submission of details for approval then please omit.

We are obviously been keen to ensure and show compliance!

Please let me know if there are any outstanding matters.

Thank you for your input through out the project. The swift and open dialogue with yourself and all the local authority's respective teams has been greatly appreciated.

Kind regards
Mark

Mark Robinson BA(Hons) DipArch RIBA
Director

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