

[REDACTED]

From: Neil Crowther <Neil.Crowther@arun.gov.uk>
Sent: 26 May 2021 08:53
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: CM/18/21/PL

Agreement of EoT and Pre-commencement conditions.

From: Nik Antoniou [REDACTED]
Sent: 26 May 2021 07:25
To: Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: Re: CM/18/21/PL

Hi Neil

Thanks and this time the PDF opened all looks fine to me and all conditions are agreed. An EOT is agreed.

Did you mean an EOT until 24th June ? In anycase its agreed and should you be able to release the decision ahead of the 24th June then that is a bonus!

Kind regards

Nikolas Antoniou
BSc HONS DIPTP MRTPI
Chartered Town Planner
For and on behalf of NJA Town Planning Limited



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On Wed, 26 May 2021 at 07:04, Neil Crowther <Neil.Crowther@arun.gov.uk> wrote:

Nik,

I did send it as a PDF. I've tried again.

Failing that, suggested conditions are below.

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Sheet 1 of 3
Sheet 2 of 3
Sheet 3 of 3
Access Plan 11253/101 (Rev. P2)

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled "Access Plan" and numbered "11253/101 (Rev. P2)".

Reason: In the interests of road safety.

- 4 No work for the implementation of the development hereby permitted shall be undertaken on the site on Public Holidays or at any other time except between the hours of 8am and 5pm on Mondays to Fridays.

In addition to these hours of working, the Local Planning Authority may approve in writing a schedule of activities where it is necessary to conduct works outside the hours specified in this condition.

Reason: To safeguard the amenities of nearby residents in accordance with policy QE SP1 of the Arun District Local Plan.

- 5 Prior to commencement of development, a Biodiversity Enhancement Site Plan detailing the proposed biodiversity enhancement measures on site shall be submitted and approved in writing by the Local Planning Authority. The approved enhancement measures must be implemented and retained thereafter.

Reason: To ensure the proposals would result in Biodiversity Net Gain, in accordance with the Environment Bill and policy ENV DM5 of the Arun Local Plan.

- 6 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking spaces for the occupants and visitors of the new dwelling, in accordance with policies T DM1 of the Arun Local Plan and the Arun Parking SPD.

No part of the development shall be first occupied until covered and secure cycle parking

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spaces have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies including the National Planning Policy Framework, and policies T SP1 and T DM1 of the Arun Local Plan.

- 8 No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies including the National Planning Policy Framework, and policies T SP1 and T DM1 of the Arun Local Plan.

- 9 No development above damp proof course (DPC) level shall take place unless and until details and a timetable in the form of an Energy Statement (including details of physical works on site, sustainable construction methods, energy conservation and energy efficiency measures and renewable energy sources), have been submitted to and approved in writing by the Local Planning Authority. At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low carbon energy sources (as described in the glossary at Annex 2 of the NPPF) unless it can be demonstrated that a fabric-first approach would achieve an equivalent energy saving. The development shall be implemented in accordance with the approved details and timetable and retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to secure on site renewable energy, reduce energy use, and ensure the development is sustainable, in accordance with national planning policy, and in accordance with Policies ECC SP1 and ECC SP2 of the Arun Local Plan.

Neil Crowther

Group Head of Planning



T: 01903 737839

E: neil.crowther@arun.gov.uk

Arun District Council, Civic Centre, Mallravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Nik Antoniou [REDACTED]
Sent: 25 May 2021 20:04
To: Neil Crowther <Neil.Crowther@arun.gov.uk>
Subject: Re: CM/18/21/PL

Hi Neil

The attachment doesn't open properly. Can you send it as PDF or word ? I can then agree conditions and EOT

Kind regards

Nikolas Antoniou

BSc HONS DIPTP MRTPI

Chartered Town Planner

For and on behalf of NJA Town Planning Limited



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On Tue, 25 May 2021 at 16:10, Neil Crowther <Neil.Crowther@arun.gov.uk> wrote:

Nik,

Attached is a working draft report. Can you confirm your acceptance of the proposed conditions? I have yet to hear from drainage engineers so they may also recommend some.

Can you also confirm an EoT to 24 June 2021?

Thanks, Neil

Neil Crowther

Group Head of Planning



T: 01903 737839

E: neil.crowther@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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