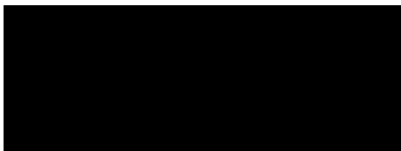
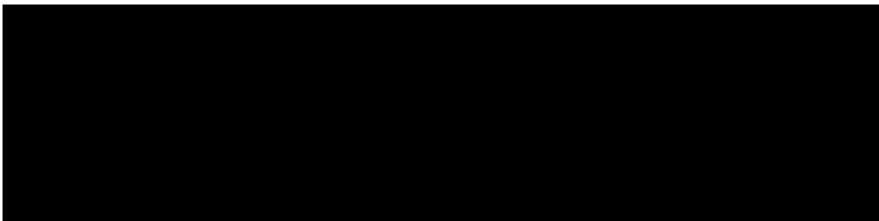


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From: Oliver Woolf [redacted]
Sent: 27 January 2022 17:37
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: LU/116/21/PL

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Hi Anita,

Thank you for the email. Please accept this email as agreement to the proposed extension of time until 02 March 2022.

With regard to other points raised within the emails from Juan and Dylan I am happy to inform you that we have secured a meeting with Paul Cann for the afternoon of 03 February 2022. Please let me know if that would be of interest to attend.

Please also let me know once you have a list of potential conditions that we can feed into. I certainly hope that we can agree to Grampian conditions to cover matters that need to be addressed before construction on the site.

Thank you,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

Savills, Mountbatten House, 1 Grosvenor Square, Southampton SO15 2BZ



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 27 January 2022 12:06

To: Oliver Woolf 

Subject: FW: LU/116/21/PL

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Dear Oliver,

I have received the below e-mail from your clients which you were copied into. As agent for the application please can you confirm your agreement to the EOT.

Regards

Anita

Anita Gardner
Principal Planner



T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: May, Dylan 

Sent: 26 January 2022 15:43



Subject: RE: LU/116/21/PL

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Dear Juan

Thank you for the email and for your and officers' efforts with your legal team and engineers. We welcome the approach to agree approval of the application subject to an agreed drainage condition and have already arranged a meeting with Paul Cann next Thursday to discuss the detail. Monitoring is ongoing on the site to ensure that an agreed condition is suitably informed.

With regard to a potential condition we would welcome thoughts and discussion on exclusions to enable site preparation works and will engage with Paul and officers on this.

We agree to the proposed extension of time to enable conclusion of the S106 and pre-commencement conditions and look forward to a timetable being agreed to hit this date. I will accordingly speak to our planning solicitor to progress the S106.

Best regards,

Dylan

Dylan May



BoKlok Housing Ltd
www.boklok.co.uk
Maple Cross House
Denham Way
Maple Cross
Rickmansworth, Hertfordshire
WD3 9SW



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From: Juan Baeza <Juan.Baeza@arun.gov.uk>

Sent: 26 January 2022 12:50

Subject: LU/116/21/PL

Dear All,

Having received a response from our solicitor I am able to advise that we are prepared to approve the application subject to an appropriately worded pre- commencement condition relating to drainage. However the wording will need to be agreed with the applicant in accordance with the Town and Country Planning Regulations.

This Grampian style condition would effectively allow the Local Planning Authority to approve the planning application but prevent implementation of the development until it is acceptable in planning terms. Further negotiation between the parties on the different drainage schemes that would be acceptable in different investigation/monitoring outcome scenarios would be required and I would strongly recommend that you contact ADC engineers in advance of the pre commencement condition is imposed so as to find agreeable details agreed as soon as possible in time for discharge of the Condition by the planners. I have spoken to Roger Spencer head of engineers and he advises me that work pressures now allow them to engage with you in a meeting.

I would also stress that even with a Grampian style condition, the applicant may not be able to proceed with "16 weeks of site enabling works (removing muck piles from site etc)" as such works may be considered capable of commencing development, in breach of a Grampian style condition.

It is unlikely that the officer report can be prepared before the end of February and to avoid adding further time delays to the discharge of a Grampian condition I would suggest that investigation works are ongoing during this period to reduce the impact on the timeframe for building out of the development resulting from the delayed issuing of the decision. The sec 106 agreement can also be progressed during this period. It would also allow us to agree on the wording for a pre commencement condition.

On this basis I would appreciate your agreement to a further EOT until 02-03-2022.

Regards

Juan Baeza
Team Leader,
Planning Department



T: 01903 737765
E: juan.baeza@arun.gov.uk

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