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---

**From:** Oliver Woolf [REDACTED]  
**Sent:** 19 April 2022 16:27  
**To:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>  
**Cc:** Bryony Stala [REDACTED]  
**Subject:** RE: LU/116/21/PL- Land South of the Academy

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Dear Anita,

Thank you for coming back to me on this. I have confirmed with the applicant and agree to the proposed wording.

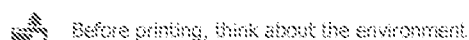
I am awaiting a response on condition 4.

Thank you,

Oliver

Oliver Woolf MRTPI  
Senior Planner  
Planning

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



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---

**From:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>  
**Sent:** 19 April 2022 14:56  
**To:** Oliver Woolf [REDACTED]  
**Subject:** RE: LU/116/21/PL- Land South of the Academy

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Dear Oliver,

I have looked at the enabling works and would be happy to propose the following amended wording in respect of condition 6 which excludes any items relating to removal of soil.

'The scheme shall be implemented as approved and, prior to commencement of any construction work, apart from the enabling works - listed below (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The report shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification report, and for the reporting of this in writing to the Local Planning Authority. The report shall provide details of the data that will be collected in order to demonstrate that the works set out in the remediation method statement are complete and identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Note: Any changes to the components, relating to ground investigation works and remediation method statement require the express written consent of the Local Planning Authority. '

The 'Enabling Works' shall comprise the following:

- (a) site investigations or surveys;
- (b) ecological preparation works;
- (c) the provision of security fencing, hoarding and sales signage;
- (d) the clearance of the Site;
- (e) the provision of any temporary site point of access for construction traffic; and
- (f) provision of temporary Welfare & Accommodation;
- (g) temporary builders supply (electricity, water, data etc);
- (h) installation of temporary sales and marketing suite including show home and temporary parking.

Are you now agreeable to the amended wording of this condition?

Regards  
Anita

**Anita Gardner**  
Principal Planner



T: 01903 737529  
E: [anita.gardner@arun.gov.uk](mailto:anita.gardner@arun.gov.uk)

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---

**From:** Oliver Woolf [REDACTED]  
**Sent:** 19 April 2022 14:27  
**To:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>  
**Cc:** Bryony Stala [REDACTED]  
**Subject:** RE: LU/116/21/PL- Land South of the Academy

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Hi Anita,

I think our emails may have crossed over, as I just responded with a little detail on condition 4!

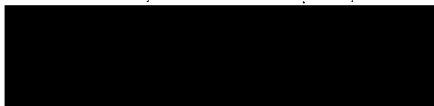
Would you be able to add the agreed enabling works to condition 6? Or to turn it on its head could you define what 'construction work' comprise? I think part of the issue with the wording of the conditions in general is that they are not precise to be able to give the applicant absolute certainty as to what needs to be provided and when. For example I would interpret 'construction work' as being anything to do with laying of foundations or building of dwellings, not site clearance.

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](mailto:Anita.Gardner@arun.gov.uk)>  
**Sent:** 19 April 2022 14:13

To: Oliver Woolf [REDACTED]  
Subject: RE: LU/116/21/PL- Land South of the Academy

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Dear Oliver,

I can't check the proposed wording of condition 6 with environmental health as the officer concerned is away until 03-05-2022.

I can't confirm that 'construction work' would exclude the enabling works referenced in proposed condition 9, but the suggested wording of condition 6 refers to construction work or other stage as agreed by the LPA so this could be subsequently subject to negotiation after the issuing of the decision and the remediation strategy can also be clarified then.

Do you have any comments on the wording of condition 4 which was the subject of a separate e-mail?

I have looked again at the noise conditions requested by the EHO. The pre commencement wording below has been suggested for condition (4)

'In respect of the development hereby permitted, An Acoustics, Ventilation and Overheating Level 2 Assessment shall be carried out in respect of all, or a representative number of units to the apartment block and houses adjacent to the Fitzalan Link Road, where the night-time noise level as demonstrated on page 9 of the Noise Report, Version 3, indicates a low to medium, or high risk of overheating. The assessment shall be carried out by a suitably qualified energy and sustainability consultant in accordance with CIBSE, TM59; 'Design methodology for the assessment of overheating risk in homes,' in order to establish whether more robust ventilation and acoustic attenuation measures will be required than prescribed in the Noise Report. The assessment shall be submitted to the Local Planning Authority for approval in writing before commencement of building works for houses/apartments under consideration. The works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Arun Local Plan.'

If you are agreeable it will be imposed.

Alternatively it could be amended to the following on the basis that the applicant will be aware of this condition and the need to ensure compliance at occupation stage, albeit it is impacted at construction stage and may warrant some changes prior to occupation.

'Within 3 months of completion of the apartment block and houses adjacent to Fitzalan Link Road an Acoustics, Ventilation and Overheating Level 2 Assessment shall be carried out in respect of all, or a representative number of units, where the night-time noise level as demonstrated on page 9 of the Noise Report Version 3, indicates a low to medium, or high risk of overheating. The assessment shall be carried out by a suitably qualified energy and sustainability consultant in accordance with CIBSE, TM59; 'Design methodology for the assessment of overheating risk in homes,' in order to establish whether more robust ventilation and acoustic attenuation measures will be required than prescribed in the Noise Report. The assessment shall be submitted to the Local Planning Authority for approval and the works specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Arun Local Plan.'

Thanks  
Anita

Anita Gardner  
Principal Planner



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E: [anita.gardner@arun.gov.uk](mailto:anita.gardner@arun.gov.uk)

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**From:** Oliver Woolf [REDACTED]  
**Sent:** 19 April 2022 12:37  
**To:** Bryony Stala [REDACTED] Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>  
**Subject:** RE: LU/116/21/PL- Land South of the Academy

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Dear Anita,

I hope you had a nice easter long weekend. Thank you for all the progress made with Bryony in my absence.

With regard to proposed conditions 6, 7 and 9 please see the following.

Condition 6:

- Is the 'approved remediation strategy' referenced in the proposed wording the submitted Remediation Method Statement (LEAP 12 March 2021)?
- Can you confirm that 'construction work' would exclude the enabling works referenced in proposed condition 9?

Condition 7:

- Agreed

Condition 9:

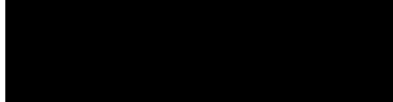
- Agreed

Thank you,

Oliver

Oliver Woolf MRTPI  
Senior Planner  
Planning

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



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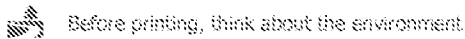
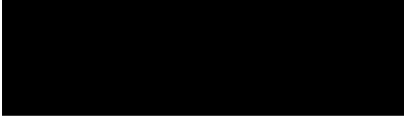
**From:** Bryony Stala [REDACTED]  
**Sent:** 14 April 2022 15:47  
**To:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>  
**Cc:** Oliver Woolf [REDACTED]  
**Subject:** RE: LU/116/21/PL- Land South of the Academy

Thank you Anita. We will review and come back to you. If not today, then early on Tuesday.

Kind regards  
Bryony

**Bryony Stala Msc MRTPI**  
**Associate Director**  
**Central South Planning**

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



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**From:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>  
**Sent:** 14 April 2022 15:37  
**To:** Bryony Stala [REDACTED]  
**Cc:** Oliver Woolf [REDACTED]  
**Subject:** RE: LU/116/21/PL- Land South of the Academy

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Thanks Bryony.

Following liaison with the relevant consultees we are now only proposing the 3 pre-commencement conditions as set out below:

(6) The scheme shall be implemented as approved and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The report shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification report, and for the reporting of this in writing to the Local Planning Authority. The report shall provide details of the data that will be collected in order to demonstrate that the works set out in the remediation method statement are complete and identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Note: Any changes to the components, relating to ground investigation works and remediation method statement require the express written consent of the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Arun Local Plan.

(7) No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,

- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area in accordance with policy T SP1 of the Arun Local Plan. This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

And

(9) Development shall not commence, apart from the enabling works - listed below, until drainage details of the design of a whole site surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority.

The 'Enabling Works' shall comprise the following, and these works shall not be subject of the conditions of this Permission unless expressly stated in any individual condition:

- (a) site investigations or surveys;
- (b) ecological preparation works;
- (c) the provision of security fencing, hoarding and sales signage;
- (d) the clearance of the Site;
- (e) the provision of any temporary site point of access for construction traffic; and
- (f) provision of temporary Welfare & Accommodation;
- (g) temporary builders supply (electricity, water, data etc);
- (h) works connected with ground infilling or regrading;
- (i) Work to remove soil mounds and any associated levelling and remediation;
- (j) topsoil strip and re-grading of levels, (k) any temporary construction road or "haul road" to facilitate enabling works;
- (l) works for the provision or removal of drainage or mains services to prepare the Site for development;
- (m) installation of temporary sales and marketing suite including show home and temporary parking.

No building shall be occupied until the complete surface water drainage system serving the development has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

Please can you confirm your agreement to their imposition?

I await your response regarding the requested EOT. I have not received a completion notification from our solicitor yet.

Regards  
Anita

**Anita Gardner**  
Principal Planner



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E: [anita.gardner@arun.gov.uk](mailto:anita.gardner@arun.gov.uk)

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---

**From:** Bryony Stala [REDACTED]  
**Sent:** 14 April 2022 14:00  
**To:** Anita Gardner <Anita.Gardner@arun.gov.uk>  
**Cc:** Whitaker, Lydia [REDACTED] Oliver Woolf [REDACTED]  
**Subject:** RE: LU/116/21/PL- Land South of the Academy

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Dear Anita,

Thank you for your email.

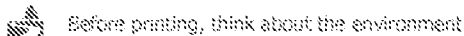
The Boklok Delivery Team has confirmed it would be a temporary route to the show homes.

I trust this information allows the relevant condition to be applied.

Kind regards  
Bryony

**Bryony Stala Msc MRTPI**  
**Associate Director**  
**Central South Planning**

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



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**From:** Anita Gardner <Anita.Gardner@arun.gov.uk>  
**Sent:** 14 April 2022 11:07  
**To:** Bryony Stala [REDACTED]  
**Subject:** FW: LU/116/21/PL- Land South of the Academy

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Dear Bryony,

I have received the below response from our Engineers. Please can you confirm if temporary access to the units is proposed?

Thanks  
Anita

**Anita Gardner**  
Principal Planner



**T:** 01903 737529  
**E:** [anita.gardner@arun.gov.uk](mailto:anita.gardner@arun.gov.uk)

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---

**From:** Roger Spencer <[Roger.Spencer@arun.gov.uk](mailto:Roger.Spencer@arun.gov.uk)>  
**Sent:** 14 April 2022 10:58  
**To:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>  
**Cc:** Paul Cann <[Paul.Cann@arun.gov.uk](mailto:Paul.Cann@arun.gov.uk)>  
**Subject:** RE: LU/116/21/PL- Land South of the Academy

Dear Anita,

We had previously accepted all of the Conditions suggested by the Applicant with the exception of the last, which relates to the proposed show home(s) and was a late addition.

The location is in an area where there should be sufficient infiltration to drain the show home(s) although there is still some variability in that area.

I am not sure what the extent of the construction will be – i.e. are there plans to allow the construction of access to the property (in order that prospective purchasers can enter the units without wading through mud). You will appreciate that the proposed roads may form part of the surface water drainage solution and so we would not want to agree to that just yet. However, if temporary access to the units is proposed then I can see no reason to refuse this addition to the Conditions.

Regards,

Roger

---

**From:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>  
**Sent:** 14 April 2022 10:38  
**To:** Roger Spencer <[Roger.Spencer@arun.gov.uk](mailto:Roger.Spencer@arun.gov.uk)>  
**Cc:** Paul Cann <[Paul.Cann@arun.gov.uk](mailto:Paul.Cann@arun.gov.uk)>  
**Subject:** FW: LU/116/21/PL- Land South of the Academy

Hi Roger,  
Do you or Paul have any update on the proposed condition wording?  
Thanks  
Anita

**Anita Gardner**  
Principal Planner



**T:** 01903 737529  
**E:** [anita.gardner@arun.gov.uk](mailto:anita.gardner@arun.gov.uk)

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---

**From:** Anita Gardner  
**Sent:** 25 March 2022 17:17  
**To:** Roger Spencer <[Roger.Spencer@arun.gov.uk](mailto:Roger.Spencer@arun.gov.uk)>  
**Cc:** Paul Cann <[Paul.Cann@arun.gov.uk](mailto:Paul.Cann@arun.gov.uk)>  
**Subject:** FW: LU/116/21/PL- Land South of the Academy

Hi Roger,  
This is the location of the show home.  
A

**Anita Gardner**  
Principal Planner



**T:** 01903 737529  
**E:** [anita.gardner@arun.gov.uk](mailto:anita.gardner@arun.gov.uk)

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF  
[www.arun.gov.uk](http://www.arun.gov.uk)

---

**From:** Oliver Woolf [REDACTED]  
**Sent:** 25 March 2022 17:02  
**To:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>  
**Subject:** RE: LU/116/21/PL- Land South of the Academy

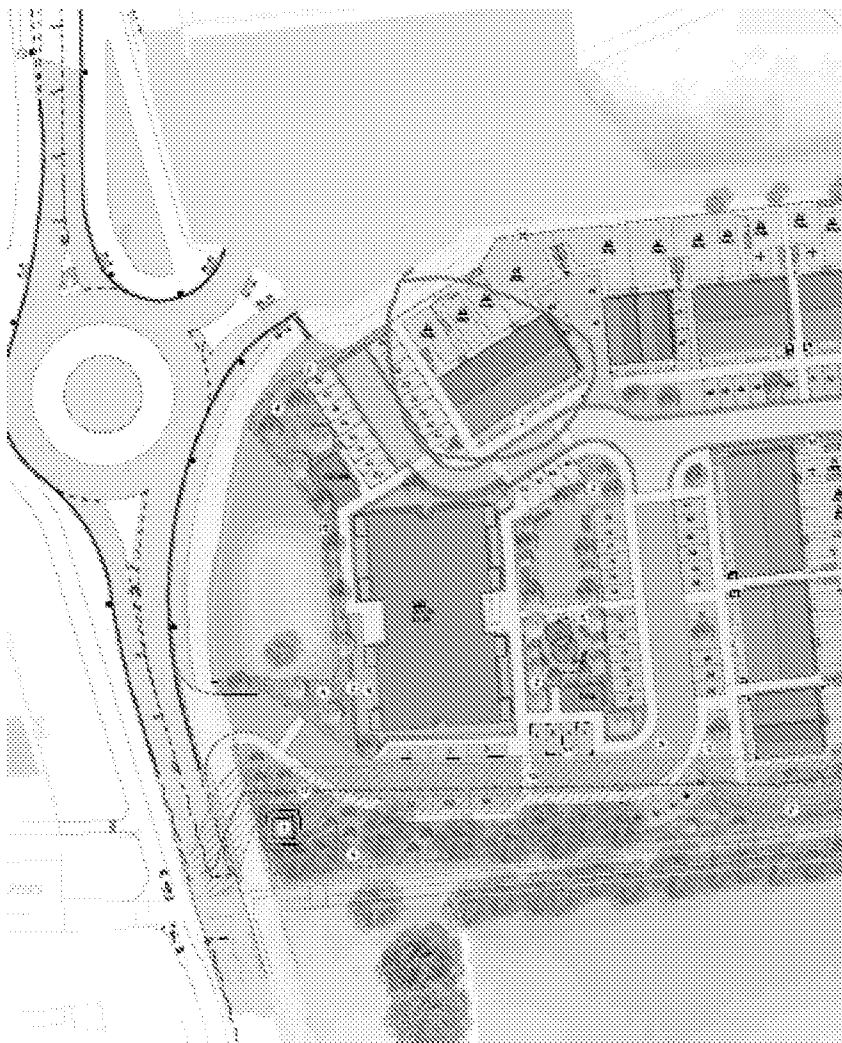
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Dear Anita,

The show home will be located in the 4 dwellings proposed for north of the apartment block,

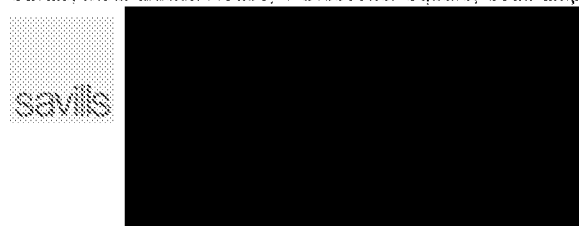
Thank you,

Oliver



Oliver Woolf MRTPI  
Senior Planner  
Central South Planning

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



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**From:** Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>  
**Sent:** 24 March 2022 17:27  
**To:** Oliver Woolf [REDACTED]  
**Subject:** LU/116/21/PL- Land South of the Academy

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Dear Oliver,

Prior to our drainage engineer Paul's return I have been asked where you are intending to site the show home. Can you let me know please?

Thanks

Anita

**Anita Gardner**  
Principal Planner



**T:** 01903 737529

**E:** [anita.gardner@arun.gov.uk](mailto:anita.gardner@arun.gov.uk)

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