

[REDACTED]

From: Kelly Landers [REDACTED]
Sent: 03 April 2019 09:13
To: Juan Baeza
Cc: Stuart Corbey; Pierre Dowsett
Subject: Re: LU/182/18/PL - 46/46a Pier Road, Littlehampton

Dear Juan,

Many thanks for your below email.

I write to confirm that our client agrees to the below conditions.

Kind regards,
Kelly

From: Juan Baeza <Juan.Baeza@arun.gov.uk>
Date: Tuesday, 2 April 2019 at 16:47
To: Kelly Landers [REDACTED]
Cc: Stuart Corbey <Stuart.Corbey@arun.gov.uk>
Subject: RE: LU/182/18/PL - 46/46a Pier Road, Littlehampton

Dear Kelly

Can you please confirm that you agree to the following pre commencement conditions:

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all

temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access in accordance with policy T SP1 of the Arun Local Plan.

Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property 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.

Prior to the commencement of the development hereby approved, a detailed level survey of the site including existing and resulting ground levels and the slab levels of the building the subject of this approval, shall be submitted to and approved by the Local Planning Authority. The development shall proceed only in accordance with the details thus approved and there shall be no subsequent raising of levels without prior written approval of the Local Planning Authority.

Reason: It is considered necessary for this to be a pre-commencement condition because the increase in site levels need to be established in order to safeguard the amenities of the area and neighbouring residents in accordance with policy DDM1 of the Arun District Local Plan.

Regards

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37765 | External: +44 (0) 1903 737765 | E-mail: juan.baeza@arun.gov.uk

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From: Kelly Landers [REDACTED]
Sent: 02 April 2019 14:53
To: Stuart Corbey; Juan Baeza
Cc: Pierre Dowsett
Subject: Re: LU/182/18/PL - 46/46a Pier Road, Littlehampton

Dear Stuart & Juan,

Further to our recent emails, would it be possible to provide us with an update in respect of application LU/182/18/PL – 46 Pier Road, Littlehampton and when you anticipate being in a position to issue the Decision Notice in order that we may update our client?

I look forward to hearing from you.

Kind regards,
Kelly

From: Kelly Landers [REDACTED]
Date: Tuesday, 2 April 2019 at 08:49
To: Stuart Corbey <Stuart.Corbey@arun.gov.uk>
Cc: Pierre Dowsett [REDACTED]
Subject: Re: LU/182/18/PL

Dear Stuart,

Further to my email below, would it be possible to advise if you will be in a position to issue your report today in respect of application LU/182/18/PL – 46 Pier Road, Littlehampton?

Kind regards,
Kelly

From: Kelly Landers [REDACTED]
Date: Monday, 1 April 2019 at 10:13
To: Stuart Corbey <Stuart.Corbey@arun.gov.uk>
Cc: Pierre Dowsett [REDACTED]
Subject: Re: LU/182/18/PL

Dear Stuart,

Further to your recent correspondence with Pierre at the end of last week, I was hoping it would be possible to confirm the Decision Notice will be sent through today as previously agreed with Pierre, in order that we may update our client?

Kind regards,
Kelly

From: Pierre Dowsett [REDACTED]
Date: Thursday, 28 March 2019 at 14:24
To: Stuart Corbey <Stuart.Corbey@arun.gov.uk>
Cc: Kelly Landers [REDACTED]
Subject: Re: LU/182/18/PL

Hi Stuart,

My client agrees to the conditions and to extend the application determination date to today so you can issue the consent.

Kind regards
Pierre

Pierre Dowsett
BSc (Hons) PGDipTP MRTPI
Director

[REDACTED]

www.dowsettmayhew.com

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From: Stuart Corbey <Stuart.Corbey@arun.gov.uk>

Date: Thursday, 28 March 2019 at 09:56

To: Pierre Dowsett [REDACTED]

Cc: Kelly Landers [REDACTED]

Subject: RE: LU/182/18/PL

Good Morning Pierre & Kelly,

Please see the attached pre commencement –conditions for your review.

A response on this will allow for the decision to be issued.

Thank you for your patience on this.

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor , Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Pierre Dowsett [REDACTED]

Sent: 27 March 2019 15:52

To: Juan Baeza

Cc: Stuart Corbey; Kelly Landers

Subject: Re: LU/182/18/PL

Yes I agree to the extension

Thank you.

Kind regards

Pierre Dowsett

BSc (Hons) PGDipTP MRTPI

Director

DOWSETTMAYHEW Planning Partnership

63a Ship Street | Brighton | BN1 1AE

www.dowsettmayhew.com

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

Sent: Wednesday, March 27, 2019 3:42 pm

To: Pierre Dowsett

Cc: Stuart Corbey

Subject: LU/182/18/PL

Dear Mr Dowsett

I am contacting you regarding this application and the determination period. I have received a report from Stuart Corbey the case officer and am currently going through it. I am happy with the recommendation to approve but some changes to the report are first needed. Could you please agree to an extension of time to the 27th March to get these changes made and a decision to be dispatched.

Kind regards

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road,
Littlehampton, BN17 5LF

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