



From: Michael Eastham
Sent: 16 November 2018 09:55
To: 'Kenny, Darren'
Subject: FW: *EXTERNAL: FW: Kingley Gate outstanding Obligations and Conditions - LU/283/18/DOC
Importance: High

Hi Darren,

Further to your email of 20th July 2018, please could you re-send me the drawings that were attached to your email of that date?

Kind regards,

Michael

From: Kenny, Darren
Sent: 20 July 2018 15:26
To: 'Michael Eastham' <Michael.Eastham@arun.gov.uk>
Subject: RE: *EXTERNAL: FW: Kingley Gate outstanding Obligations and Conditions

Michael

Further to my earlier email, I would like to submit the below and attached to help improve the outstanding planning clearances :

LU355-10 (LU/282/17/RES changing rooms and mixed use building)

Condition 8 & Condition 10

Drawings 4485/249D & 4485/259A detail the storm and foul drainage and their link onto the existing Kingley Gate development.

Condition 12

There were no existing trees in the area of the mixed use building and changing rooms, these areas were material storage areas prior to the planning application

Condition 14 & 15

The mixed use building and changing rooms is a continuation of the existing Kingley Gate development and as such

Condition 17 & 18, 20

Attached drawing "Construction Method Statement"

The Barratt Compound is located off of Benjamin Gray Drive adjacent to the single track section of Courtwick Lane. Contractors parking is adjacent to the compound and is accessed off of Ernst Finches Way.

Material storage is opposite the compound and we have secure containers within the compound.

All deliveries enter the site onto Benjamin Gray Drive from the A259 and are intercepted by one of the 2 traffic marshals who oversee the Tatlow Chase/Benjamin Gray Drive junction and directed to the required unloading location.

This is a continuation of how the arrival and processing of materials has been run for the past 3-4 years and cleared for previous phases albeit the traffic marshals are more recent as we are building opposite occupied houses and need to consider their safety as they leave and return to their homes

There is a road brush on site 5 days a week who manages any mud around the compound, the road brush also has its own jet wash and is used to clean up any mud as necessary from Benjamin Gray Drive.

Condition 21

There are two bin stores on the ground floor of the mixed use building, one for the commercial space and one for the flats above, see attached drawing CRU-002B

At the time of occupation of the flats 1100ltr Eurobins for refuse and recycling will be provided following consultation with Margo Bennett in the Arun cleansing department.

Condition 22

Bin lorry tracking for the mixed use building will be provided.

Condition 23

See attached drawing 4485_257E and Courtwick Lane 02-PRI DEED plans which details the layout and allocation of the parking spaces.

There is a cycle store on the ground floor on the mixed use building, see plan CRU-002B, bike racks and a secured by design compliant doors will be provided for security.

Condition 29

Can the material approval for mixed use building and changing rooms be applied to this condition (approval of LU282/17/RES condition 3 attached)

Condition 35

I am seeking guidance from Linda Oak and Thomson Habitats (Ecology Contractor) on the Barn Owl Tower and will submit our design in due course.

Bearing in mind all of the above, please could you advise if a condition clearance cheque of £119 is required to cover all of these matters.

Thank you
Kind Regards

Darren Kenny

Technical Co-ordinator

BDW Southern Counties

BDW House, Walnut Tree Close, Guildford, Surrey GU1 4SW

(A Division of BDW Trading Limited)



From: Kenny, Darren
Sent: 20 July 2018 14:10

To: 'Fatima Evernden' [REDACTED]
Cc: 'Michael Eastham' <Michael.Eastham@arun.gov.uk>
Subject: RE: *EXTERNAL: FW: Kingley Gate outstanding Obligations and Conditions

Hello Tim
Thank you for the schedule.

Please could you clarify why a Preoccupation condition that does not require a submission and clearance is shown as red.

To enable Building control Final inspection we have to have any drive, garage and road complete.
This is shown as Condition 4 on LU24413 1b (all plots now occupied), LU4414 2a (over 75% of plots occupied) , LU31814 2a (all plots now occupied), LU4314 4a & 4b (all plots now occupied) and condition 2 on LU 28217.

LU28217

Condition 4 – This has been submitted to Michael previously but is in abeyance as the changing room location is changing following a recent meeting with Arun DC.

LU/355/10 (LU/282/17/RES Changing Rooms & Mixed Use Building)

I will submit to Michael the relevant information to clear conditions 8, 10, 12, 14, 15, 17, 18, 20-23 & 29 (already approved under the reserved matters)

Condition 19

There is no piling work to any of the houses, mixed use building or changing rooms.

Thank you
Kind Regards

Darren Kenny
Technical Co-ordinator
BDW Southern Counties
BDW House, Walnut Tree Close, Guildford, Surrey GU1 4SW
(A Division of BDW Trading Limited)



From: Fatima Evernden [REDACTED]
Sent: 20 July 2018 12:10
To: Kenny, Darren [REDACTED]
Subject: *EXTERNAL: FW: Kingley Gate outstanding Obligations and Conditions



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Apologies, spreadsheet now attached.

Regards

Tim

Times of Working ~ Mon ~ Fri 9.00am ~ 2.00pm TERM TIME ONLY

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Save the environment - think before you print.

From: Fatima Evernden
Sent: 20 July 2018 12:08
To: 'Kenny, Darren'
Subject: FW: Kingley Gate outstanding Obligations and Conditions

Dear Darren

Following on from my colleague Ros Bentleys email dated 19/4/2018, I am writing to remind you that the requested obligations as stated below, are still outstanding and you have until the 7th September to submit the required documentation.

Obligations:

LEAP 2/LAP 6
NEAP
Changing Facilities
Play fields

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