

## Lynnyrd Wolfe

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**From:** Michael Eastham  
**Sent:** 14 December 2018 14:02  
**To:** Planning.Responses  
**Subject:** FW: \*EXTERNAL: FW: Kingley Gate outstanding Obligations and Conditions - LU/283/18/DOC  
**Attachments:** 4485\_259G Drainage Layout - Mixed Use and Changing.pdf; 4485\_257M External Works Layout - Mixed Use and Changing.pdf

Please upload the amended plans from the applicant onto Ocella for LU/283/18/DOC.

Thanks,

Michael

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**From:** Kenny, Darren [REDACTED]  
**Sent:** 14 December 2018 13:55  
**To:** Michael Eastham  
**Subject:** RE: \*EXTERNAL: FW: Kingley Gate outstanding Obligations and Conditions - LU/283/18/DOC

Michael

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

Since my original submission we have had the evolution of the parking provision for the changing rooms, I have attached the following revised drawings :

- 4485\_257M External Works
- 4485\_259G Drainage Layout.

I will bring copies with me to Monday's meeting.

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)



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**From:** Kenny, Darren  
**Sent:** 14 December 2018 13:46  
**To:** 'Michael Eastham' <Michael.Eastham@arun.gov.uk>  
**Subject:** RE: \*EXTERNAL: FW: Kingley Gate outstanding Obligations and Conditions - LU/283/18/DOC

Afternoon Michael

I will bring copies with me to Monday's Steering group meeting.

Thank you

Kind Regards

**Darren Kenny**

**Technical Co-ordinator**

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Tel : 01483 505533

D/D : 01483 508658

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Email : [REDACTED]

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**From:** Michael Eastham [REDACTED]

**Sent:** 16 November 2018 09:55

**To:** Kenny, Darren <[REDACTED]>

**Subject:** FW: \*EXTERNAL: FW: Kingley Gate outstanding Obligations and Conditions - LU/283/18/DOC

**Importance:** High

Hi Darren,

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

Kind regards,

Michael

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**From:** Kenny, Darren

**Sent:** 20 July 2018 15:26

**To:** 'Michael Eastham' [REDACTED]

**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**

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**From:** Kenny, Darren  
**Sent:** 20 July 2018 14:10  
**To:** 'Fatima Evernden' [REDACTED]  
**Cc:** 'Michael Eastham' [REDACTED]  
**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)**

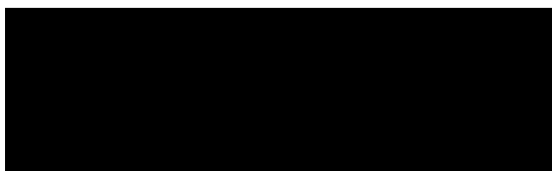
I will submit to Michael the relevant information to clear conditions 8, 10, 12, 14, 15, 17, 18, 20-23 & 29 (already approved under the reserved matters)

**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)



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

**EXTERNAL EMAIL WARNING**



**Please do not click on LINKS or ATTACHMENTS where you are unsure of its origin. In such cases delete the email.**

Apologies, spreadsheet now attached.

Regards

Tim

Visit Arun's web site at [www.arun.gov.uk](http://www.arun.gov.uk)



Save the environment - think before you print.

**From:** Fatima Evernden  
**Sent:** 20 July 2018 12:08  
**To:** 'Kenny, Darren' [REDACTED]  
**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 7<sup>th</sup> September to submit the required documentation.

**Obligations:**

LEAP 2/LAP 6  
NEAP  
Changing Facilities  
Play fields

We have informed our Legal team of the breaches and they are prepared to proceed with enforcement action should these obligations have not been addressed by the date given.

It is encouraging to see that the conditions mentioned in Ros' s email have been addressed, however, further investigations have brought to light more conditions that have not been approved and require **immediate** attention. I have attached a spreadsheet for you, which I have colour coded for ease of reference:

Red – are urgent conditions.

Amber – action is required but not immediate (e.g. BREAM which will be required on completion)

Green – conditions that have been discharged.

Please look at the main page and the tabs at the bottom which relate to separate reserved matters.

Just to be clear; you **are in breach** of the red conditions. The deadline to ensure that these extra conditions have been complied with and all Discharge of Conditions have been submitted is **Friday 31<sup>st</sup> August**. If these have not been submitted by this date, enforcement action will be discussed with our Legal team .

Please can you also confirm your occupation figures and the date you intend to complete and leave the site.

If you have any questions, please do not hesitate to contact me.

Kind regards

Tim

