

From: James Smith [REDACTED]
Sent: 07 November 2025 14:46
To: Jessica Riches
Cc: oliver shaw; Jenny Henderson; David Easton
Subject: RE: P/133/25/NMA

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Hi Jessica

Following on from the below and our subsequent telephone conversation I am instructed that we will agree to the revised condition wording in the form that you have set out in your email this afternoon. We are grateful for your clarifications below in terms of the areas you consider to be covered by the existing (and imminent) approvals of detail under the conditions which is helpful, as is the confirmation that the Council is happy with the revised phasing plan and that, therefore, that condition will hopefully be discharged shortly.

I trust this confirmation now enables you to proceed but please let me know if you need anything further from us.

With kind regards

James

James Smith
Principal and Director
James Smith (Planning Law Services) Limited

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From: Jessica Riches <Jessica.Riches@arun.gov.uk>
Sent: 07 November 2025 14:14
To: James Smith [REDACTED]
Cc: oliver shaw [REDACTED]; Jenny Henderson [REDACTED]; David Easton <David.Easton@arun.gov.uk>
Subject: RE: P/133/25/NMA

Following on the from the below, I have also added Condition 17 which was already acceptable in its proposed wording from the covering letter.

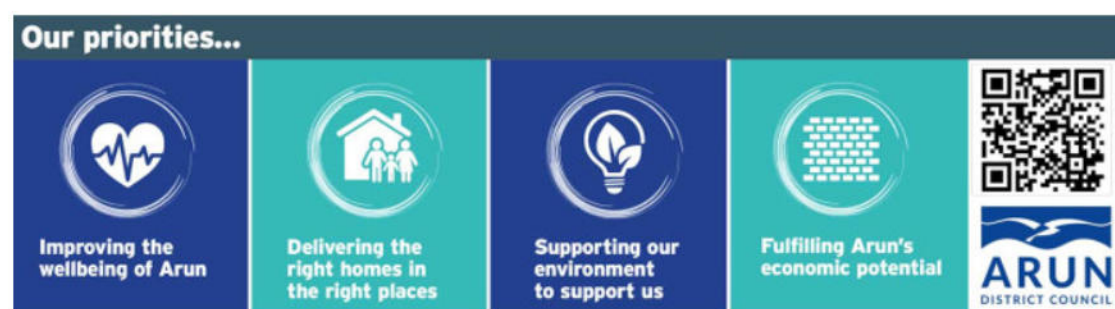
Regards,

Jessica Riches (She / Her)
Principal Planning Officer
Strategic Development Team, Planning

T: 01903 737852
E: jessica.riches@arun.gov.uk

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From: Jessica Riches
Sent: 07 November 2025 14:10
To: James Smith <[REDACTED]>

Cc: David Easton <David.Easton@arun.gov.uk>; oliver shaw <os@nproperties.co.uk>; Jenny Henderson <jhenderson@ridge.co.uk>
Subject: RE: P/133/25/NMA

Hi James,

See below my comments.

Jessica Riches *(She / Her)*
Principal Planning Officer
Strategic Development Team, Planning

T: 01903 737852
E: jessica.riches@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
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From: James Smith [REDACTED]
Sent: 07 November 2025 11:35
To: Jessica Riches <Jessica.Riches@arun.gov.uk>; oliver shaw [REDACTED] Jenny Henderson [REDACTED]
Cc: David Easton <David.Easton@arun.gov.uk>
Subject: RE: P/133/25/NMA

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Hi Jessica

I have had a call with my clients and in Jenny’s absence they have asked me to respond. Just for the sake of completeness, I have to say we do not accept the premise that s96A cannot be used to amend triggers in a pre-commencement condition. It is done frequently. Indeed, the wording we put forward here was agreed with Arun Council on another site not that long ago where the triggers were relaxed to allow preparatory and enabling works to be undertaken pending the submission and approval of other details. Here, we are not changing the development at all. It is not getting larger nor are any details of it being amended. There are no external or material impacts flowing from the proposed changes. As such, it is in my view clearly open to the Council to accept those proposed changes as non-material.

Nonetheless, I sense that your position on that point is unlikely to change and given the timescales that are being imposed we do not have time to have that argument. As such, I am instructed that my clients are minded to accept your proposed alternative wording set out in the email below subject to the following points:

- 1. Conditions 5 and 13 are only relevant to phases where there are buildings. Here we have an initial infrastructure and preparatory works phase of development. Would we therefore be able to amend the wording of these conditions to say “of any phase containing buildings” as obviously for the initial phase (i.e. the road) there is nothing to submit to discharge these conditions? If that is not possible, however, will the Council confirm that nothing is required to be submitted to discharge the conditions for the infrastructure phase?

Condition 5 – The proposed phasing plan separates the highway which is proposed to be delivered at the very beginning of the development (see below image on left). Condition 5 for the materials has been part approved already, and reads:

“The application has been reviewed with reference to the approved Design Code for the site, which sets out various character areas. The materials provide for distinct characters within the site, and provide sufficient blending around the edged to aid transitions. The materials themselves have been reviewed in person and are acceptable, providing a variety of muted reds, browns and buff bricks which are complementary to this edge of settlement location. There is adequate texture in the bricks to ensure they do not appear overly engineered, and detailed tile hanging is proposed in line with the design code.

Therefore, the condition is discharged for the residential development areas located within P/153/21/RES and the below is approved:

Northern Materials Plan 24.012.118 Rev E
Southern Materials Plan 24.012.119 Rev E

Please note that the condition is part discharged only in so far as the remaining Local Centre Area and School site are yet to agree materials. Any changes to the materials need to be agreed in writing by the Local Planning Authority prior to the changes being undertaken.”

Whilst not explicitly referenced, I would accept that everything defined within the red line of the location plan under P/153/21/RES (as shown in screenshot on the right) has been approved, which includes the highway infrastructure. Therefore, the only phases left are those with buildings within them anyway (i.e. the Care Home and Local Centre), therefore I see little need to make changes to this.



Condition 13

Foul is yet to be agreed on P/153/21/RES, which is undergoing consultation with Natural England. However, as above, the drainage design utilises space underneath the same highway in P/153/21/RES and therefore, this will be discharged alongside P/49/25/DOC which it is currently in. Therefore, the phase for the Local Centre / Care Home, which both have buildings in, will be separate and can discharge 10 once ready.

2. Please can you confirm that the only changes you are proposing to the conditions are as set out in your email below and that you are no longer proposing to re-write the conditions (or some of them) as suggested might be the case in your email of 15th October. The sort of exercise you reference there, is sometimes needed with a s73 permission because that creates a new planning permission so obviously it can be helpful to refer back to details already submitted and approved under the original permission. However, with s96A that is not the case and so such an exercise is not required. I am assuming from your email below that you are not proposing any other amendments and agree that is the case but please could you clarify this and also that the revised conditions as worded will not require the resubmission of any details that have already been approved as the existing conditions that have been discharged obviously all continue to apply.

I have not had any response to the email I sent on 15th October, however, yes, I believe I had a S73 in mind when writing that email given that there appeared to be a full list of conditions to change. It is agreed that everything that has been submitted to date will not be impacted and will remain as approved.

No further amendments are requested – the full list within the decision notice as drafted is below:

Condition 4

No development shall take place on any phase until a detailed scheme of phasing for the construction of the dwellings and associated highways and public areas which includes that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a schedule identifying the order of anticipated commencement and completion within each phase of construction.

Condition 5

No development in any phase shall be carried out unless and until a schedule of materials and finishes to be used for that phase, including external walls and roofs of the proposed buildings within that phase has been submitted to and approved by the Local Planning Authority. No development of any building within each phase shall be carried out unless and until a 'statement of detail' for that building or the phase it is within has been submitted to and approved setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The materials and 'statement of details' so approved shall be used in the construction of the buildings.

Condition 10

Development shall not commence on any phase until full details of the proposed surface water drainage scheme for that phase have been submitted to and approved in writing by the local planning authority, and shall include;

- The design should following 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 established highest annual ground water levels and percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage.
- The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourses on the site. Any discharge of watercourse must be at a rate no greater than the pre-development run off values.
- Arrangements for future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site. No building shall be occupied until the complete surface water drainage system serving it has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Condition 11

Development of any phase shall not commence until full details of the maintenance and management of the surface water drainage system within that phase is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Condition 12

Upon completed construction of the surface water drainage system on any phase but prior to occupation of any part of the scheme on that phase, the owner or management company shall either provide the local planning authority with an updated copy of the management manual incorporating any changes as a result of construction/ implementation or confirm in writing that no changes are required to the manual.

No further changes shall be made to the approved surface water drainage system Maintenance & Management Plan/Regime including the management company responsible or the financial arrangements between the owners of the dwellings & the management company other than with the written consent of the Local Planning Authority.

The owner or management company shall thereafter strictly adhere to and implement the recommendations contained within the manual to ensure that the system is maintained in perpetuity.

Condition 13

Development within any phase shall not commence until details of the proposed foul drainage system for that phase has been submitted to and approved in writing by the Local Planning Authority (including details of its siting, design and subsequent management/ maintenance, if appropriate) and no dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Condition 15

Prior to the commencement of construction works or any preparatory works on any phase of the development, an Ecological Management and Mitigation Plan including a Schedule of Works for that phase shall be submitted to the LPA for approval and will be based on the recommendations within the supporting Ecological Assessment - Dec 2016 5633.EcoAss.vf1. All approved details shall then be implemented in full and in accordance with the agreed timings and details.

Condition 24

Prior to the commencement of development of each phase, a scheme identifying the principles to be incorporated into detailed building design as the means of energy conservation, together with on-site energy renewable devices for that phase, shall be submitted to and agreed with the Local Planning Authority. Such scheme as is submitted shall seek as a target the provision of on-site renewable energy which will generate an estimated 10% of annual energy requirements of the buildings granted planning permission. In determining the provision of on-site energy generation account will be taken of the impact on the viability of the development. Such scheme as is approved will be implemented in accordance with the scheme

Condition 25

Prior to the commencement of development of any phase, a strategy for the provision or facilitation of broadband provision to future occupants for that phase shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

Condition 29

Prior to the commencement of development of any phase, an Electric Vehicle Charging Strategy for that phase will be prepared and submitted to the Local Planning Authority which identifies the nature, form and location of electric charging infrastructure to be provided across the development. The electric vehicle strategy shall then be implemented in accordance with the approved details.

If you have any queries please give me a call. If not, I look forward to hearing from you on the above 2 points.

Kind regards

James

James Smith
Principal and Director
James Smith (Planning Law Services) Limited

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From: Jessica Riches <Jessica.Riches@arun.gov.uk>

Sent: 07 November 2025 10:55

To: James Smith <[REDACTED]> oliver shaw <[REDACTED]> Jenny Henderson <[REDACTED]>

Cc: David Easton <David.Easton@arun.gov.uk>

Subject: RE: P/133/25/NMA

Hi James,

I am fully aware that we can agree to EOTs in legislation, however the Council do not typically offer this on smaller applications given that changes like this result in a lot of additional work for officers.

Matters related to NMA applications should be small enough and immaterial enough in nature to be dealt with within the set determination period, and as such, including material matters and conditions which do not meet the tests of soundness are material and have caused a situation where officers can only accept parts of the proposal. The resolution to this application is to remove matters which are material in nature, which I have offered by taking out changes to the triggers only. All other changes relating to phasing are agreed, and as such there is little need for a full review.

Regarding the phasing plan, condition 4, I have erroneously not removed the bracketed references to site clearance etc in my email (which would obviously be removed as per the rest), nonetheless, the condition wording (in its existing or proposed format) has not fundamentally changed, nor does the proposals by Foreman Homes have any impact on this site. The amended phasing plan submitted by Foreman Homes seeks to fully discharge the condition for everyone so that this site (Local Centre, Care Home etc. as a separate phase) can come forward unrelated to the rest of the site (i.e. it will be detailed as a separate phase without any timelines or restrictions on it). Therefore, I cannot see that this would have any bearing on discussions.

I do not feel that the above approach is unreasonable. If you wish to withdraw, please do so by 11:30am at the latest.

Kind regards,

Jessica Riches (She / Her)

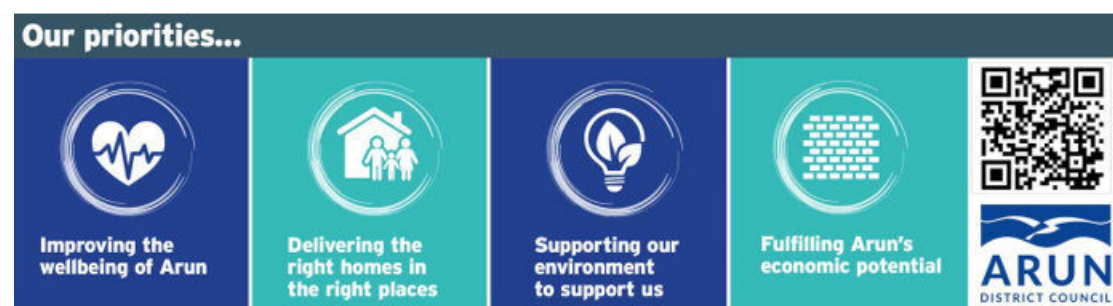
Principal Planning Officer
Strategic Development Team, Planning

T: 01903 737852

E: jessica.riches@arun.gov.uk

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From: James Smith <[REDACTED]>
Sent: 07 November 2025 10:27
To: Jessica Riches <Jessica.Riches@arun.gov.uk>; oliver shaw <[REDACTED]> Jenny Henderson <[REDACTED]>
Cc: David Easton <David.Easton@arun.gov.uk>
Subject: RE: P/133/25/NMA

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Hi Jessica

Why is it not possible to agree a 1 week extension so that we can review this and resolve matters sensibly?

There is provision for this under the relevant legislation – see Article 10(5) of the DMPO which reads (underlining my emphasis):

“(5) Where a local planning authority receive an application made in accordance with paragraph (2) they must give the applicant notice in writing of their decision on the application within 28 days of receipt of the application or such longer period as may be agreed in writing between the applicant and the authority.”

Having regard to your comments on the proposed conditions, I do not think that the issues identified/concerns expressed are incapable of being resolved but clearly we need to review your suggested wording properly and also the imminent approval of the phasing plan under condition 4 has a bearing on matters.

Please can I therefore ask that you reconsider as it seems somewhat unreasonable to refuse/force us to withdraw the application when matters are close to a resolution?

Kind regards

James

James Smith
Principal and Director
James Smith (Planning Law Services) Limited
[REDACTED]
[REDACTED]

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From: Jessica Riches <Jessica.Riches@arun.gov.uk>
Sent: 07 November 2025 10:23
To: oliver shaw <[REDACTED]> Jenny Henderson <[REDACTED]>
Cc: James Smith <[REDACTED]> David Easton <David.Easton@arun.gov.uk>
Subject: RE: P/133/25/NMA

Dear both,

I appreciate there was little notice, but I was acutely aware there had been ongoing communication with David that I was not privy to, and I wanted to ensure that what was being requested was consistent with advice received by him. In addition, I have not received a response to my email of the 15th October, which requested some further work on the conditions anyway. Regardless, the only changes to the proposed wording are primarily related to the triggers which is material, however the phasing, as discussed with David, is acceptable.

Unfortunately, I have been instructed to determine the application today, and we are unable to agree to an Extension Of Time (EOT) for an NMA. As such, without agreement to the alternative condition wording, I will have to proceed with a refusal. If you wish to withdraw, please provide written confirmation as soon as possible.

Kind regards,

Jessica Riches *(She / Her)*
Principal Planning Officer
Strategic Development Team, Planning

T: 01903 737852
E: jessica.riches@arun.gov.uk

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Delivering the right homes in the right places

Supporting our environment to support us

Fulfilling Arun's economic potential

From: Oliver Shaw [redacted]
Sent: 07 November 2025 09:06
To: Jenny Henderson [redacted] Jessica Riches <Jessica.Riches@arun.gov.uk>
Cc: James Smith <[redacted]> David Easton <David.Easton@arun.gov.uk>
Subject: Re: P/133/25/NMA

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Dear Jessica,

Please let me know your decision on the request below.

If you are not willing to agree the extension please say as we are likely to withdraw rather than accept a refusal.

Many thanks
Olly



Olly Shaw
Associate Director | Northgate Properties Ltd

 Northgate Properties Ltd, 6 Northgate, Chichester, West Sussex PO19 1BA

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From: Jenny Henderson <[redacted]>
Sent: 06 November 2025 17:30
To: Jessica Riches <Jessica.Riches@arun.gov.uk>; Oliver Shaw [redacted]
Cc: James Smith <[redacted]> David Easton <david.easton@arun.gov.uk>
Subject: RE: P/133/25/NMA

Hi Jessica

Thanks for your email, although it is very disappointing to hear from you at this late stage, with less than 24 hours to review your proposed amendments.

We have been through quickly but would need more time to review your suggested wording. We are also aware that changes have been requested to the Phasing Plan (Condition 4) and this would alter the need for the amended wording. As a result of this, please can I request a short extension of a week (until 14th November), to allow us to review your suggested wording? We would look to come back to you early next week.

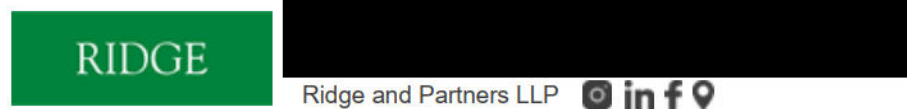
I am on leave tomorrow but please can you come back to Olly in the morning regarding the above, before any action is taken?

The same request is sought in relation to application P/134/25/NMA.

Many thanks

Jenny

Jenny Henderson | Associate Planner



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From: Jessica Riches <Jessica.Riches@arun.gov.uk>
Sent: 06 November 2025 11:27
To: oliver shaw <[REDACTED]>
Cc: Jenny Henderson <[REDACTED]>
Subject: P/133/25/NMA

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Dear Oliver,

I have spoken with David, who advised that during your meeting earlier this year, there was a general consensus that introducing phasing to the outline or reserved matters conditions was, in principle, acceptable.

However, upon reviewing the proposed amendments within the NMA application, officers have identified several concerns. Many of the revised conditions remove the requirement for details to be agreed prior to commencement, which is problematic. Changing the trigger of a condition that goes to the heart of the permission would constitute a material consideration and therefore cannot be determined under a non-material amendment application.

Moreover, some conditions retain a pre-commencement requirement but exclude various elements (site clearance, pegging out, survey works, enabling works). This approach causes concern for officers because terms like "enabling works" are ambiguous, creating uncertainty about what is included or excluded and provides no clear trigger within the development timeline. Condition wording which is imprecise is not considered to meet the tests of planning conditions.

For clarity, condition 12 and 17 are supportable as there are no changes to the condition triggers and ultimately seek to make the phasing approach clear, as agreed in principle with David when you last spoke. However, below is a list of concerns relating to conditions 4, 5, 10, 11, 13, 15, 24, 25, and 29. I have, in purple, included alternative wording which could be supportable, however in most cases this removes any changes to the triggers and just incorporates the phasing elements.

Condition 4

- There is concern that the proposition of the wording to exclude commencement works, whilst also simultaneously trying to be a pre-commencement condition, is confusing. Specifically, the term "enabling works" is not precise to demonstrate which works are expected to be undertaken and what is excluded.
- Furthermore, Condition 4 refers to the overarching site, and we are working with Foreman Homes on the phasing plan which would allow this condition to be fully discharged.

No development (with the exclusion of site clearance, site preparation and enabling works) shall take place on any phase until a detailed scheme of phasing for the construction of the dwellings and associated highways and public areas which includes that phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a schedule identifying the order of anticipated commencement and completion within each phase of construction.

Condition 5

- The condition wording proposed is no longer pre-commencement, which would be considered a material consideration. The reason for needing materials pre-commencement was to ensure adequate control of the development and that it went to the heart of the permission. Regardless of whether this is correct or not based upon the current wording, changing the condition wording changes the reason for the imposition of the condition, and is therefore material.
- I am unclear why the later changes have been proposed. I appreciate that the wording of the existing condition is also not particularly clear, however the changes proposed do not appear to change anything. Therefore I have amended this to be clearer.

No development in any phase shall be carried out unless and until a schedule of materials and finishes to be used for that phase, including external walls and roofs of the proposed buildings within that phase has been submitted to and approved by the Local Planning Authority. No development of any building within

each phase shall be carried out unless and until a 'statement of detail' for that building or the phase it is within has been submitted to and approved setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The materials and 'statement of details' so approved shall be used in the construction of the buildings.

Condition 10

- There is concern that the proposition of the wording to exclude commencement works, whilst also simultaneously trying to be a pre-commencement condition, is confusing. Specifically, the term “enabling works” is not precise to demonstrate which works are expected to be undertaken and what is excluded.
- In the case of surface water, there is concern that enabling works could refer to highway access works, which could be dependent on securing drainage infrastructure beneath, and therefore would need to retain this as a pre-commencement condition.

Development shall not commence on any phase until full details of the proposed surface water drainage scheme for that phase have been submitted to and approved in writing by the local planning authority, and shall include; • The design should following 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 established highest annual ground water levels and percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage. • The development shall not proceed until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourses on the site. Any discharge of watercourse must be at a rate no greater than the pre-development run off values. • Arrangements for future access and maintenance of any watercourse or culvert (piped watercourse) crossing or abutting the site. No building shall be occupied until the complete surface water drainage system serving it has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Condition 11

- The condition wording proposed is no longer pre-commencement, which would be considered a material consideration.

Development of any phase shall not commence until full details of the maintenance and management of the surface water drainage system within that phase is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Condition 13

- The condition wording proposed is no longer pre-commencement, which would be considered a material consideration. This condition goes to the heart of the permission and is required to be agreed at the very beginning of the construction period to ensure adequate foul drainage. Therefore the council cannot agree to this change.

Development within any phase shall not commence until details of the proposed foul drainage system for that phase has been submitted to and approved in writing by the Local Planning Authority (including details of its siting, design and subsequent management/ maintenance, if appropriate) and no dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Condition 15

- The condition wording proposed is no longer pre-commencement, which would be considered a material consideration.
- I am advised by David that you had advised that pegging out constituted commencement, however regardless of whether this is the correct interpretation of commencement, the condition clearly requests that even preparatory works are not undertaken until a management plan is agreed. This is because any preparatory works (including grass cutting and removal) are likely to impact upon wildlife.

Prior to the commencement of construction works or any preparatory works on any phase of the development, an Ecological Management and Mitigation Plan including a Schedule of Works for that phase shall be submitted to the LPA for approval and will be based on the recommendations within the supporting Ecological Assessment - Dec 2016 5633.EcoAss.vf1. All approved details shall then be implemented in full and in accordance with the agreed timings and details.

Condition 24

- The condition wording proposed is no longer pre-commencement, which would be considered a material consideration.
- I am advised by David that you had advised that pegging out constituted commencement, however regardless of whether this is the correct interpretation of commencement, the condition clearly requests that even preparatory works are not undertaken until a management plan is agreed. This is because any preparatory works (including grass cutting and removal) are likely to impact upon wildlife.

Prior to the commencement of development of each phase, a scheme identifying the principles to be incorporated into detailed building design as the means of energy conservation, together with on-site energy renewable devices for that phase, shall be submitted to and agreed with the Local Planning Authority. Such scheme as is submitted shall seek as a target the provision of on-site renewable energy which will generate an estimated 10% of annual energy requirements of the buildings granted planning permission. In determining the provision of on-site energy generation account will be taken of the impact on the viability of the development. Such scheme as is approved will be implemented in accordance with the scheme

Condition 25

- The condition wording proposed is no longer pre-commencement, which would be considered a material consideration. This condition, relating to broadband, is required to be agreed at the very beginning of the construction period to ensure that the broadband connections are established at the point of the highway network. Therefore, the council cannot agree to this change.

Prior to the commencement of development of any phase, a strategy for the provision or facilitation of broadband provision to future occupants for that phase shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

Condition 29

- The condition wording proposed is no longer pre-commencement, which would be considered a material consideration. This condition, relating to EV Charging, is required to be agreed prior the commencement of development to ensure that the EV connections are established at the point of the highway network.

Prior to the commencement of development of any phase, an Electric Vehicle Charging Strategy for that phase will be prepared and submitted to the Local Planning Authority which identifies the nature, form and location of electric charging infrastructure to be provided across the development. The electric vehicle strategy shall then be implemented in accordance with the approved details.

Next Steps

Therefore, at this stage I am unable to approve the application P/133/25/NMA in its current form. However, if you are agreeable to the alternative wording shown in purple above, officers would be in a position to support the application. Alternatively, you may wish to remove the above conditions from the application and have officer consider solely condition 12 and 17 for approval.

The application target determination date is Friday 7th November, and therefore I can only give until 9am Friday 7th November to be advised on the route you would like to take, otherwise I will proceed to write the application up for refusal.

Kind regards,

Jessica Riches (She / Her)
Principal Planning Officer
Strategic Development Team, Planning

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