

[REDACTED]

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**From:** Daniel O'Shea (Drew Smith) [REDACTED]  
**Sent:** 30 March 2020 10:20  
**To:** Simon Davis [REDACTED]  
**Subject:** RE: P/70/19/RES - Land N of Summer Lane, Pagham

Good morning Simon,

Thanks for letting me know. Starting is obviously now on hold for the foreseeable anyway.

Look forward to hearing from you in due course.

Kind regards,

Daniel O'Shea  
Planning Manager

[REDACTED]

Drew Smith Limited  
Drew Smith House, Mill Court, The Sawmills, Durley,  
Southampton, Hampshire, SO32 2EJ



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**From:** Simon Davis [REDACTED]  
**Sent:** 30 March 2020 10:08  
**To:** Daniel O'Shea (Drew Smith) [REDACTED]  
**Subject:** RE: P/70/19/RES - Land N of Summer Lane, Pagham

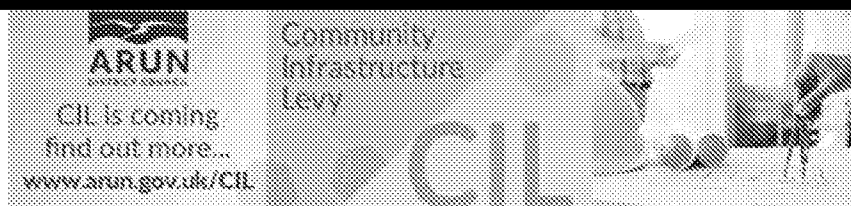
CAUTION EXTERNAL EMAIL: This message originated outside the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Daniel,

We consulted WSCC Highways on the 26<sup>th</sup> March and I await their views on the CEMP.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |  
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



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Save the environment - think before you print.

**From:** Daniel O'Shea (Drew Smith) <[REDACTED]>  
**Sent:** 27 March 2020 09:53  
**To:** Simon Davis <[REDACTED]>  
**Subject:** RE: P/70/19/RES - Land N of Summer Lane, Pagham

Good morning Simon,

Hope you're keeping well.

I received a letter of validation earlier in the week regarding the DOC application. How are you getting on with assessing our CEMP in relation to condition 16?

We have informed as many local residents as possible with both a newsletter, and signage, of the planned commencement. Regardless of the intended start on Monday, we will await agreement of the CEMP before proceeding.

Look forward to hearing from you.

Thanks.

Kind regards,

Daniel O'Shea  
Planning Manager

[REDACTED]  
Drew Smith Limited  
Drew Smith House, Mill Court, The Sawmills, Durley,  
Southampton, Hampshire, SO32 2EJ



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**From:** Simon Davis [REDACTED]  
**Sent:** 19 March 2020 15:33  
**To:** Daniel O'Shea (Drew Smith) <[REDACTED]>  
**Cc:** Daniel Vick [REDACTED]  
**Subject:** P/70/[REDACTED]

**CAUTION EXTERNAL EMAIL:** This message originated outside the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Daniel,

We are all being encouraged to WFH however I am in the office today as I needed something and am an hour away from work so can't just pop in.

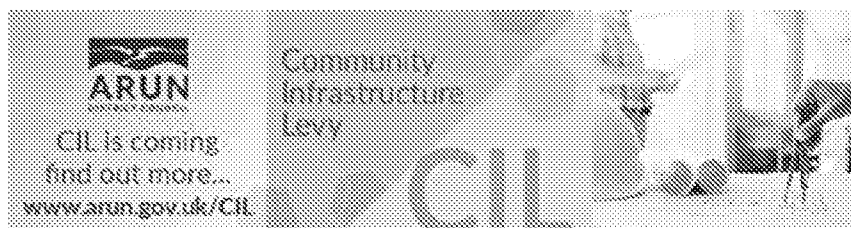
We are sorry for the delay with registering the DOC and I am advised that this will be done next week. Once it is registered, I will be able to consult with WSCC Highways re condition 16 and if they don't object, I can discharge that condition separately to the others.

I note your intention to start on the highway widening works by the end of the month. I am unable to give any indication in writing as to whether this does or does not constitute development commencement without you submitting an application (a lawful development certificate) so you would be proceeding at your own risk. You may wish to take your own professional advice to satisfy yourself. It would also be helpful if you can ensure that residents are aware of the start date and the nature of the works in order to minimise any concerns that might otherwise be reported to us.

I am copying this to my team leader so he is also aware.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |  
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



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**From:** Daniel O'Shea (Drew Smith) [REDACTED]  
**Sent:** 19 March 2020 13:04  
**To:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Subject:** RE: Planning Consultation on PAA/17/19 - Land N of Summer Lane, Pagham

Hello Simon,

Hope you're well. Presumably you are continuing to work from home throughout this time?

I submitted an application to discharge pre-commencement conditions, as per the attached, a couple of weeks ago on 5<sup>th</sup> March which is yet to be validated. While I appreciate there are naturally going to be delays in dealing with these kinds of applications. As I'm sure you can appreciate, as a business supporting a workforce, we are looking to

stick to our construction programmes wherever possible. Albeit, with limited personnel at times. As such, we are aiming to make a start at the end of this month.

While we are not planning to commence construction of the house plots on site straight away, we would like to start the widening works of the private part of Summer Lane, so from our eastern access westwards. In preparation of when we need to service the site for building works. Our CEMP was one of the condition requirements (no.16). Part of that covers our site set-up, which needs to be in place to service the Summer Lane works. Obviously this requires approval before installing.

It obviously depends on what constitutes commencement from your perspective, but I would hope the road works in isolation could be discounted from development starting. If that is accepted, then the other pc-conditions aren't so pressing in terms of the road because they are specific to constructing the houses and the development site.

If this approach is agreeable, please can you look to discharge condition 16 at your earliest opportunity to enable us to commence setting-up site welfare and begin roadworks on Monday 30<sup>th</sup> March, 2020?

I look forward to hearing from you in due course. Feel free to call me on the numbers below if you would prefer to discuss directly.

Many thanks.

Kind regards,

**Daniel O'Shea**  
Planning Manager

Drew Smith Limited  
Drew Smith House, Mill Court, The Sawmills, Durley,  
Southampton, Hampshire, SO32 2EJ



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