

From: Simon Davis
Sent: 20 February 2020 12:11
To: Tekton Carpentry & Design [REDACTED]
Subject: RE: Planning application P/70/19/RES

Dear Mr Twiddy,

The drainage documents as received and appraised by our drainage engineers are the "Inspection of watercourse along northern boundary" and the "Technical Note" both received on 09/12/19 and within the Statements tab of our website.

I agree that condition 9 is worded in such a way as to require full approval of drainage at the Reserved Matters determination. I shall therefore impose a new condition on this Reserved Matters approval requiring a further submission of details. It is standard practice to agree such details post approval and I am unsure why condition 9 on the Outline was worded differently (note that despite what the website says, I did not write the report/draft the conditions on the outline application).

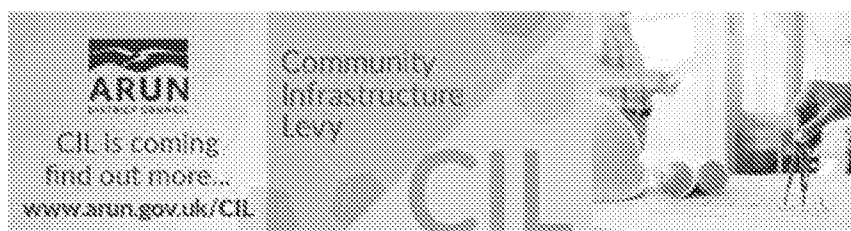
Condition 8 requires the approval of details separate to the Reserved Matters approval. However, you should note that our Ecologist (comments on the website) has seen the proposed ecological mitigation and enhancement scheme and has agreed it. There is therefore no reason to suggest that the ecologist would change her mind when the request to discharge the condition is submitted.

Foul water discharge is covered by condition 7 on the outline and will therefore be subject to separate approval through the discharge of conditions process.

Planting plan sheet 8 of 8 308 Rev P4 (26/11/20) shows the proposed planting in the area adjacent to your property. There are tree preservation orders on some of the trees within the site but these do not cover any of the trees to the rear of your property so they are able to prune/remove these provided that their ecologist is happy.

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
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone



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Save the environment - think before you print.

From: Tekton Carpentry & Design [REDACTED]
Sent: 19 February 2020 12:33
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: Planning application P/70/19/RES

Dear Mr Davis,

No surprise there then. You are willing to let your contractors do as they like and fragrantly break laws and planning restrictions as long as they are paying you the thousands of pounds it takes to get the planning through? Who cares what effect this has on the existing residents and wildlife? Certainly not you or the council it would seem.

Further to your email on the 13th of February. I can find no plans for the drainage system on the planning portal, I know you have stated that this is to be finalised post planning agreement, which is pretty obvious that you have given the nod to the contractors already, yet I see none of this discussion on the planning portal, but surely there has been a plan put together already that should have been submitted to your drainage experts? Seeing as your drainage experts are in full agreement that drainage plans are suitable I don't see why they are not uploaded? Also, considering reserve matter 8(ecology) and 9(surface water) are part of this and need to be agreed to before planning is granted I don't understand how this can be agreed post planning? It all just seems extremely contradictory.

Aside from this I'd be very intrigued to know the capacity of this storage container they have planned. Also I would quite like to see the calculations for the extra waste being fed into the water treatment plant? As already this plant is overworked and on occasions discharging into the Rife, and the smell of human waste coming from the plant is already getting worse day on day. Not only reaching along the entire stretch of Summer lane but over to the houses in the surrounding areas of the village.

Regarding the shading we have discussed previously to help alleviate the direct view into our properties from the new builds. I have spoken to the onsite ecologist and he said there have been plans put forward detailing what is going to happen but again I don't see them online. My partner has paid hundreds of pounds to have trees removed on the neighbours land so we could get some light back into the garden and house, is the plan to just plant a couple of huge trees out the back again? That is all I can see in the proposed plans, and that will have an extremely negative effect on the Sylvia close properties. It would be constructive to see the plan of what exactly is going to be planted and where and a maintenance schedule for the proposed planting to make sure it doesn't become a point of contention at a later date. Already this morning I have had to stop one of the arborists removing the only shading tree that still exists at the rear of our property to give us even the tiniest bit of privacy from the building site behind. One of the trees that only this morning I was told by the onsite ecologist was to be left until the landscaping begins, and it has now had half of its boughs removed.

I look forward to hearing from you.
Kind regards

Leo Twiddy

On Wed, Feb 19, 2020 at 10:07 AM Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Mr Twiddy,

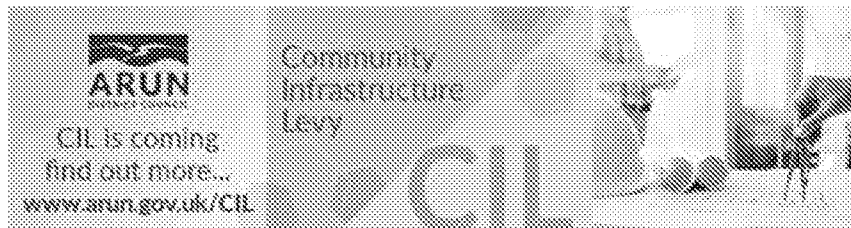
We would not be able to take any action under the planning regulations because by the time an enforcement notice/stop notice had been served, the works would have ceased. You could consider making a complaint to the Police as they enforce the Wildlife and Countryside Act however I imagine that you would need evidence that a protected species had been harmed or their habitat destroyed.

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: Tekton Carpentry & Design [REDACTED]
Sent: 19 February 2020 09:16
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: Planning application P/70/19/RES

Dear Mr Davis,

Thanks for getting back to me. If I send you video footage that proves otherwise what will be the outcome? Or will there be no issue with the contracts manager and agent not only breaking the planning restrictions before planning has been fully granted, but also lying about this to a planning official and members of the public?

Kind regards

On Tue, Feb 18, 2020 at 5:21 PM Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Mr Twiddy,

The applicant has stated that "The Contracts Manager for the project has confirmed that some Heras fencing (for tree protection) and a machine has arrived today but that works have not been undertaken and won't be until the ecologist attend site tomorrow."

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

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From: Tekton Carpentry & Design [REDACTED]
Sent: 18 February 2020 11:41
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: Planning application P/70/19/RES

Hello Mr Davis,

Just to follow up from my call moments ago. The workers put the back are saying no clearance work is happening but I have video evidence to prove otherwise.

Thanks