

[REDACTED]

From: Simon Davis
Sent: 19 March 2020 15:33
To: Daniel O'Shea (Drew Smith) [REDACTED]
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: P/70/19/RES - Land N of Summer Lane, Pagham

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.

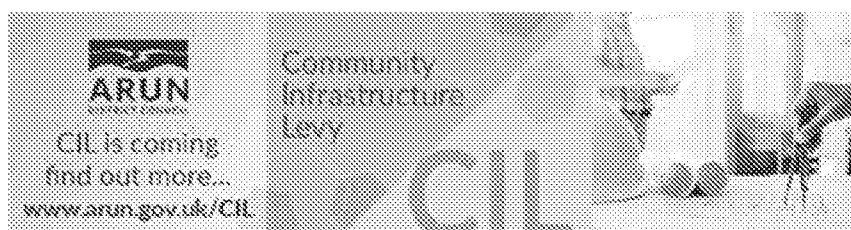
We are sorry for the delay with registering the DOC and I am advised that this will be done next week. Once it is registered, I will be able to consult with WSCC Highways re condition 16 and if they don't object, I can discharge that condition separately to the others.

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
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk



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Save the environment - think before you print.

From: Daniel O'Shea (Drew Smith) [REDACTED]
Sent: 19 March 2020 13:04
To: Simon Davis <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 5th 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.

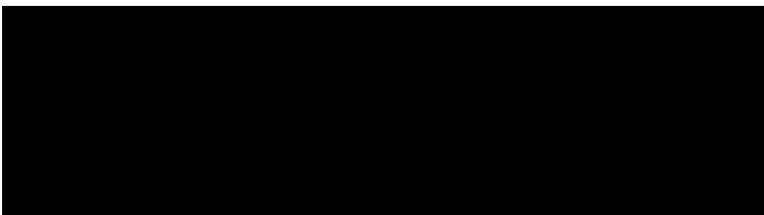
If this approach is agreeable, please can you look to discharge condition 16 at your earliest opportunity to enable us to commence setting-up site welfare and begin roadworks on Monday 30th March, 2020?

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.

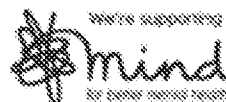
Kind regards,

Daniel O'Shea
Planning Manager



www.vistrypartnerships.co.uk
www.drewsmithhomes.co.uk

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