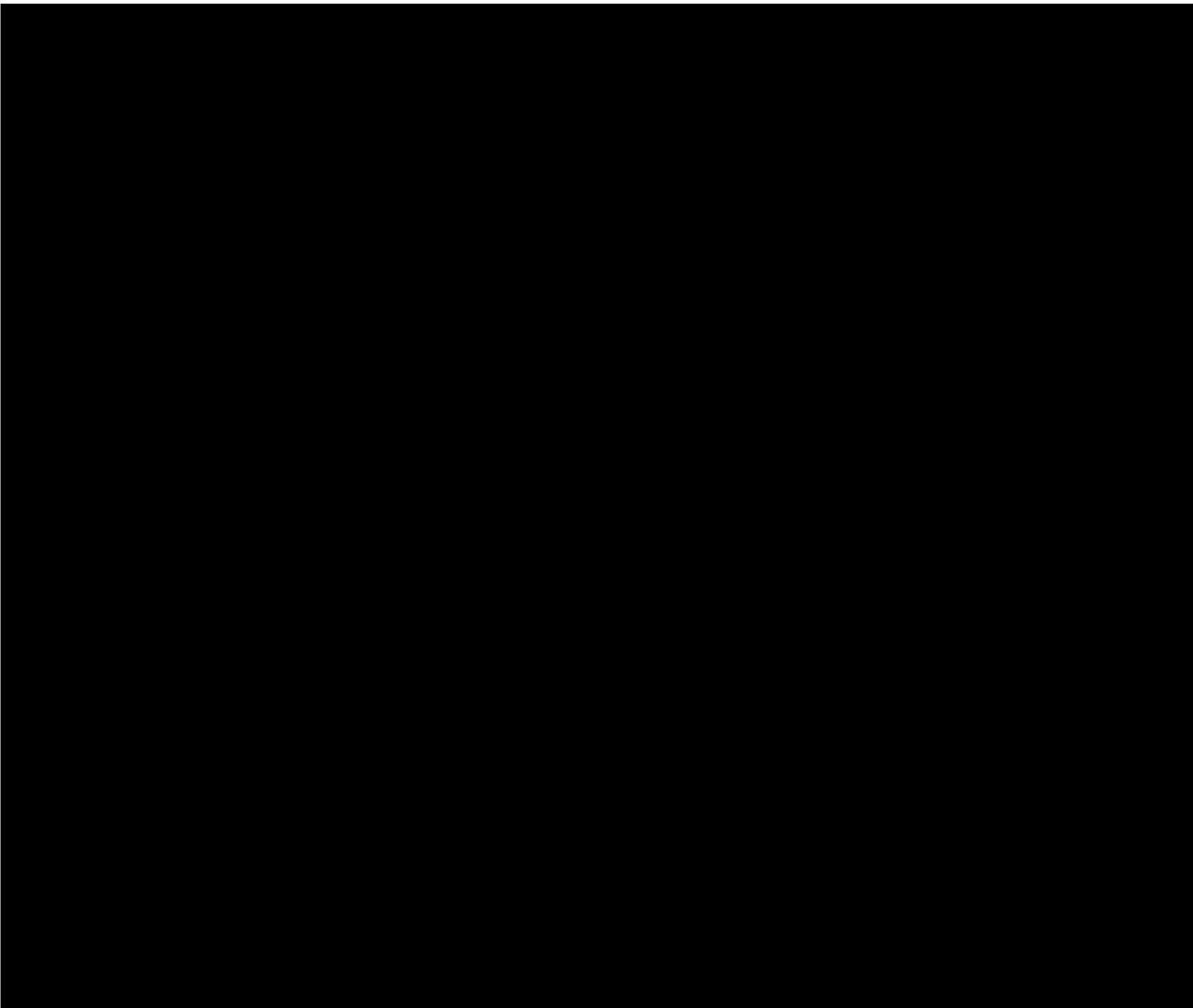




-----Original Message-----

From: Anita Gardner
Sent: 12 April 2019 11:48
To: Planning.Responses
Subject: FW: Rustington s73

Please scan as an agreed EOT

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk Visit Arun's web site at www.arun.gov.uk P Save the environment - think before you print.

-----Original Message-----

From: Charles Mills 
Sent: 12 April 2019 11:39
To: Anita Gardner
Subject: RE: Rustington s73

Anita

Yes that's fine.

Thank you

Charles Mills - Partner
Planning

[REDACTED]

Daniel Watney LLP
165 Fleet Street
London EC4A 2DW

[REDACTED]

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-----Original Message-----

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 12 April 2019 10:31
To: Charles Mills [REDACTED]
Subject: RE: Rustington s73

Dear Charles,

I have received confirmation today that the Deed of Variation has been completed. I will pass the application report through to my Team Leader by the end of today, but there is limited availability for sign off on Monday so would you agree to a further EOT until 17-04-2019 ?

Regards
Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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-----Original Message-----

From: Charles Mills [REDACTED]
Sent: 11 April 2019 10:48
To: Anita Gardner
Subject: RE: Rustington s73

Thanks Anita

Do you know when we might get the DN?

Charles Mills - Partner
Planning
[REDACTED]

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-----Original Message-----

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 09 April 2019 11:53
To: Charles Mills [REDACTED]
Subject: RE: Rustington s73

Charles,

As far as I am aware it does . Condition 7 refers to details approved under R/40/18/DOC , condition 17 refers to details of the CMP approved under R/43/18/DOC and 20 and 22 refers to surface water approved under R/85/18/DOC.

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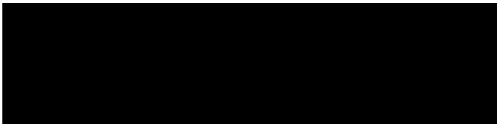
-----Original Message-----

From: Charles Mills [REDACTED]
Sent: 09 April 2019 11:47
To: Anita Gardner
Subject: RE: Rustington s73

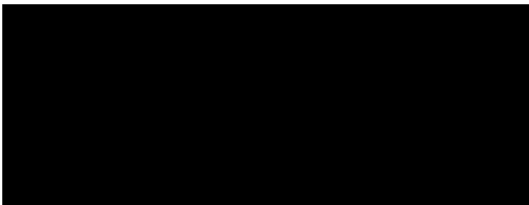
Anita

I just wanted to check also that the DN will recognise the conditions that have already been discharged etc?

Charles Mills - Partner
Planning



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-----Original Message-----

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 08 April 2019 16:59
To: Charles Mills [REDACTED]
Subject: RE: Rustington s73

Dear Charles,

These amendments have been made. I note that we have not yet agreed a further EOT to allow for signing of the S 106. Can you confirm your acceptance by return until next Monday 15-04-2019.

Thanks

Anita

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-----Original Message-----

From: Charles Mills [REDACTED]

Sent: 29 March 2019 14:14

To: Anita Gardner

Subject: RE: Rustington s73

Anita

Another thing to add is that the previous decision notice for R/187/16/PL had wording in condition 3 that referred to the phasing plan explicitly. This may be helpful.

Condition 14 - does this need "shall" to be inserted?

Condition 20 - include reference "for that phase"

Condition 21 - include "in that phase"

Many thanks

Charles Mills - Partner
Planning

[REDACTED]

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-----Original Message-----

From: Charles Mills

Sent: 29 March 2019 13:54

To: 'Anita Gardner' <Anita.Gardner@arun.gov.uk>

Subject: RE: Rustington s73

Anita

Thank you. Re condition 2 the latest phasing plan submitted with the application is 222-AX-SP-02 N.

(in your draft it is listed as 222-A-x-SP-01 rev M).

Re condition 1 - do you need an informative to say that the development has been started / lawfully implemented OR to remove it entirely as you can't extend the date anyway?

Thanks

Charles Mills - Partner
Planning

[REDACTED]

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-----Original Message-----

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 28 March 2019 15:21

To: Charles Mills [REDACTED]

Subject: RE: Rustington s73

Dear Charles,

The proposed conditions are as set out below:

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

2 The development hereby approved shall be carried out in accordance with the following approved plans location, 222-A-I-P-00, 222-A-I-01, 222-A-I-P-02, 222-A-I-S-00, 222-A-I-E-00, 222-A-I-E-01, 222-A-I-E-02, 222-A-I-E-03, 222-A-x-SE-00, 222-A-D-E-00, 222-A-E-P-00 revA, 222-A-x-SE-01 revB, 222-A-x-SE-02 revA, 222-A-2-EXP-00, 222-A-2-P-00, 222-A-A-P-00 revB, 222-A-B-P-00 revB, 222-A-C-P-00 revA, 222-A-D-P-00, 222-A-D-E-00 revA, 222-A-EP-00 revA, 222-A-X-SP-01 revK, 222.901, 10631012 Basement, Ground, First and Second Floor plans of Home, floor plans and elevations of The Cottage, Carpenters Home, 281/700, 281/100 rev9 and 281/101 revB and phasing plan 222-A-x-SP-01 rev M.

3 Unless otherwise agreed in writing by the Local Planning Authority, the development shall be implemented and undertaken in accordance with the phasing details hereby approved. Any reference in this permission to the submission and approval of details shall be construed as referring to matters remaining to be approved in respect of each phase and may be submitted separately for each phase.

4 Prior to commencement of development within Phase 2, a schedule of materials and finishes to be used for external walls and roofs of the proposed buildings in Phase 2 shall be submitted to and approved by the Local Planning Authority. A 'statement of detail' shall be submitted 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.

5 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or reenacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking or re-enacting that Order) the buildings shall not be altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

7 Development shall proceed in accordance with the landscaping scheme approved by the Local Planning Authority under R/40/18/DOC. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

8 The burning of materials obtained by site clearance or from any other source shall not take place within 6 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site or on land adjoining.

9 All proposed works to take place within the Root Protection Areas are to follow the submitted Method statements. This includes hard surface removal (as described in section 11 of the submitted Arboricultural Method statement), and also with the installation of no-dig road surface (section 12 of the submitted Arboricultural Method statement).

- 10 All proposed protective fencing (meeting the BS 5837 standard) must be erected before any site works begin. Equally all protective fencing must be kept in place until the completion of the proposed development, as specified in section 6 of the Arboricultural Method statement.
- 11 If any root is discovered with a diameter of over 25 mm diameter, which requires severing then the Arun District Council tree officer must be informed to supervise any pruning.
- 12 Prior to occupation of each phase, details of the vehicular access serving the relevant phase of development and refuse vehicle turning space for that phase shall be constructed in accordance with further details to be submitted to and approved by the Local Planning Authority.
- 13 Prior to the occupation of Phase Two, provision shall be made within the site in accordance with details to be submitted to and approved by the Local Planning Authority to prevent surface water discharging onto the public highway.
- 14 Prior to the occupation of Phase Two, visibility splays of 2.4m by 43m have been provided at the proposed site vehicular access onto Sea Road in accordance with the approved planning drawings. Once provided the splays shall thereafter be maintained and kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway level or as otherwise agreed.
- 15 Prior to occupation of each phase the car parking spaces for the relevant phase shall be constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for the parking of cars.
- 16 Prior to the occupation of each phase, covered and secure cycle parking spaces for the relevant phase shall be provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be used only for the parking of cycles.
- 17 The Construction Management Plan approved under R/43/18/DOC shall be implemented and adhered to throughout the entire construction period.
- 18 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment(FRA) and the following mitigation measures detailed within the FRA:
Finished floor levels are set no lower than 300mm above existing ground level or the 1 in 200 tidal flood event with climate change whichever is the greater.
The mitigation measures for each phase shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority (LPA).
- 19 Construction of Phase Two of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.
- 20 No unit shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the details agreed under R/85/18/DOC and the details so agreed shall be maintained in good working order in perpetuity.
- 21 Prior to occupation of Phase One or Phase Two formal consent shall be 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 watercourse on the site.
Any discharge to a watercourse must be at a rate no greater than the pre-development run off values.
- 22 Upon completion of the construction of the SuDs System, approved under R85/18/DOC the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

23 Prior to the installation of any external lighting within each phase precise details of the position, luminosity and design of the external lighting shall be submitted to and approved by the Local Planning Authority and the development shall proceed in accordance with the approved details.

24 The development shall proceed in accordance with the recommendations set out in the Extended Phase 1 Habitat Survey by PJC Ecology dated June 2013.

25 Prior to the occupation of the Phase Two dwellings hereby approved, a detailed Management Scheme which shall include details of grass cutting management, regular repair and repainting of dwellings, control over the cohesive uniformity of the development, maintenance of landscaping and control over additional structures including aerials and satellite dishes, changes to windows/doors, re-pointing, alterations to front garden areas, driveways etc shall be submitted and approved by the Local Planning Authority.

26 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

27 INFORMATIVE: The internal layout has been considered by a senior engineer in the implementation team at WSCC. It is unclear from any of the submitted drawings if the roads are to be offered for adoption. If this is the case it would need to be clarified what is intended for adoption.

The internal roads appear to be very narrow, 4.8m wide in some sections (including footways/verge) e.g. at block E. It would be helpful for the designer to dimension the drawing, i.e. give widths of carriageways, verges, footways etc. The carriageway looks even narrower around Block C.

28 INFORMATIVE: Application for a S278 Agreement to cover the off-site highway works should be made to WSCC as Highway Authority. Full details are available on the WSCC website.

The applicant is requested to contact The Implementation Team Leader [REDACTED] to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

29 INFORMATIVE: Where possible any new entry doors and any ground floor or any easily accessible windows should conform to PAS 024 2012.

30 INFORMATIVE: Lighting throughout the development should conform to the recommendations in BS 5489 2013.

31 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (0330 303 0119) or www.southernwater.co.uk

32 INFORMATIVE: A formal application for connection to the water supply is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (0330 303 0119) or www.southernwater.co.uk

33 INFORMATIVE: Detailed design of the proposed drainage system should take into account the possibility of the surcharging within the public sewerage system in order to protect the development from potential flooding.

34 INFORMATIVE: This decision has been granted in conjunction with a Section 106 legal agreement relating to the provision of funds from the development being applied to the charity endowment fund or the repair and maintenance of the Convalescent Home and that the repairs are completed prior to occupation of 75% of the units.

35 INFORMATIVE: For the avoidance of doubt this permission is granted without the provision of play area which was included in the original application prior to amendment.

Regards

Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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-----Original Message-----

From: Charles Mills [REDACTED]

Sent: 27 March 2019 07:57

To: Anita Gardner

Subject: Rustington s73

Anita

I believe the engrossed dov is ready to send back to Jeremy cook. Before it is, can I please see a draft DN?

Many thanks

Charles Mills

Partner - Planning

[REDACTED]

Daniel Watney LLP

Sent by handheld device.

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