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**From:** Juan Baeza  
**Sent:** 14 November 2018 10:55  
**To:** Planning.Responses  
**Subject:** WA/26/18/OUT

PI download into public web site

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF

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**From:** Peter Terry [REDACTED]  
**Sent:** 14 November 2018 09:51  
**To:** Juan Baeza  
**Subject:** Re: WA/26/18/OUT

Good morning,

Thank you for your email, yes please put out comments on to add balance, they are by making written allegations without proof, committing libel which itself is a Criminal offence.

Yes happy to agree to an extension until the 14th December.

Would also like to note that there is no wildlife on the site it currently acts as a private garden to lane end and the proposal is for two story houses with converted loft spaces not three stories as the parish council says and there are many properties like this on West Warberton Lane, Arundel Road and adjacent roads.

Kind regards

Peter Terry

PJ Developments Ltd  
[REDACTED]

2 Square Cambers, 23 High Street, Emsworth. PO10 7AQ

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**From:** Peter Terry [REDACTED]  
**Sent:** 08 November 2018 10:39  
**To:** Juan Baeza  
**Subject:** Re: WA/26/18/OUT

Good morning,

I have noticed that they are still putting comments on the application even know the time for public comments has well since passed. Although we have no problem with people airing their views I notice two of them include (including the parish council) allegations of illegal activity which we strongly deny.

No trees have been felled during the breeding season and no trees on the land have any current protection orders to prevent the owners removing or adjusting them as they see fit.

The owners did have a number of trees felled in the very early part of this year before any breeding season and before any application was submitted and they have over the six years they have lived their felled and trimmed trees as they have seen fit and within their right on private land to increase their quality of live.

We therefore strongly object to have acquisitions of illegal activity published on the planning website.

Regards

Peter Terry

PJ Developments Ltd  
[REDACTED]

2 Square Cambers, 23 High Street, Emsworth. PO10 7AQ

On 26 Oct 2018, at 10:41, Juan Baeza <[Juan.Baeza@arun.gov.uk](mailto:Juan.Baeza@arun.gov.uk)> wrote:

Dear Mr Terry

This application will be going forward to the next Development Control committee with a recommendation to approve. The following pre commencement conditions are proposed:

- Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA. Winter

groundwater monitoring to establish 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. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- Development shall not commence until full details of the maintenance and management of the surface water drainage system 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 of management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.

- No development including site access, demolition or associated construction activities, shall take place on the site unless and until all the existing trees/bushes/hedges to be retained on the site have been protected by a fence in accordance with BS5837 (2012) and Section 9, to be approved by the Local Planning Authority for erection around each tree, group of trees and vegetation to a distance of 15m or to the Root Protection Area (RPA) as calculated in accordance with Table 2 of BS5837 (2012) to be agreed in writing by the Local Planning Authority. Within the areas so fenced off the existing ground must not be cultivated, nor must it be lowered or raised or added to by the importation and spreading of top soil unless agreed by the Local Planning authority. There must be no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without prior written approval of the Local Planning Authority. No trenching should occur within the protective fencing surrounding the Root Protection Area. If however there is no alternative but to locate the services then its encroachment into the Root Protection Area must be kept to a minimum and where the roots should be exposed using compressed air technology, such as the air spade to reduce damage caused by mechanical methods. If roots requiring severance to allow for the passage of services is necessary then an arboriculturist would be required to assess and determine whether the loss of the roots would be detrimental to the continued health and stability of the affected tree.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with policy ENV DM4 of the Arun Local Plan.

Can you please confirm that you agree to the imposition of the above conditions.

Regards

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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