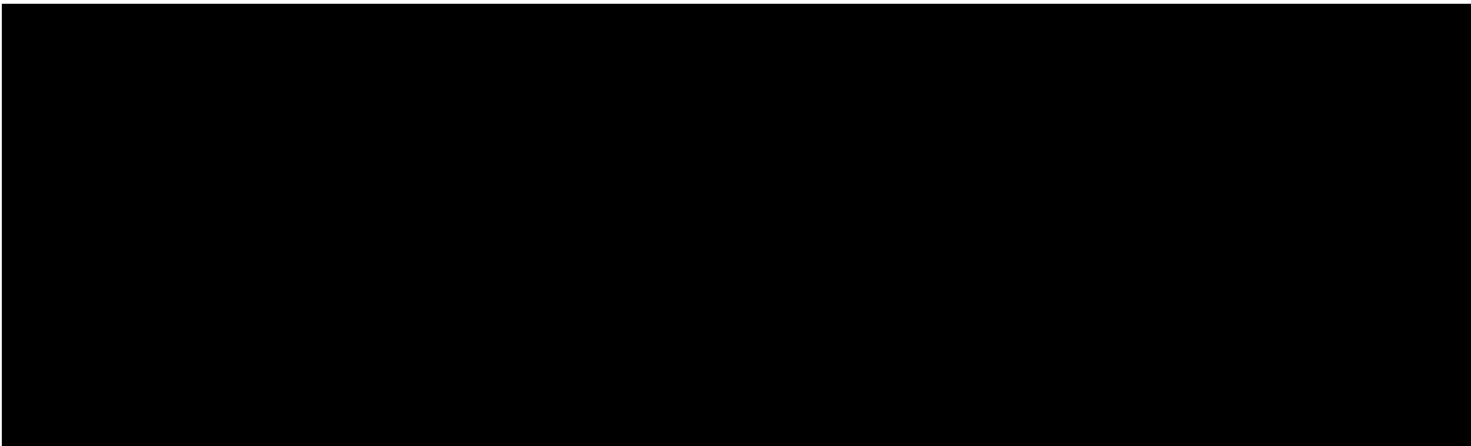




From: Kerry Simmons [REDACTED]
Sent: 02 July 2020 09:50
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Pre Commencement Condition Letter
Importance: High

Hi Simon,

I have spoken to the applicant and we are working hard to provide you with the additional information in relation to the Heritage Statement; we are also working on providing the ecological enhancement plan but the final bat survey is to be carried out on Monday meaning that report will follow on later next week/ early the week after as set out in the email trail attached.

I hope this demonstrates that we are trying to meet your deadlines. I would be grateful if we could have a short conversation this afternoon.

Kind regards,
Kerry

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 01 July 2020 17:24
To: Kerry Simmons [REDACTED]
Subject: RE: Pre Commencement Condition Letter

Dear Kerry,

There is no Committee in August, the next one is 02/09/20. We cannot have this hanging around until then so I cannot grant an extension. I also see that biodiversity net gain was requested in the ecologist's first comments and also that David highlighted this in an email dated 28/05/20. Please try to provide it by Monday 6th July but if it proves impossible then let me know by lunchtime on the 6th and I will see what we can do.

I am afraid that I have another request. I was looking through the Parish comments and noted that they are concerned at losing a large dwellinghouse and I just thought I would see when the house was built so looked at our historic mapping records. I saw that the Steddles is present on the tithe maps (prepared following the Tithe Commutation Act 1836). On this basis, I consider that the existing building is a non-designated Heritage Asset (NDHA). I will need to cover this in the report as per the NPPF and to do this I need a Heritage Assessment from you.

Paragraph 189 of the NPPF states that: "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to

understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”

Having discussed with Daniel Vick, we consider that you don't need a heritage consultant and you can provide this yourself. We will not need to consult with our Conservation Officer either but we will need this to complete the Committee report. Are you able to have a go at preparing something and be able to submit to us by Monday lunchtime.

I am sorry for this. If I hadn't looked at the historic maps, we would all be none the wiser but having done so, I am bound to report it and we would also be at risk of JR if we don't cover it.

Simon

Simon J Davis MRTPI
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Directorate of Place

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From: Kerry Simmons [REDACTED]
Sent: 01 July 2020 12:26
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: FW: Pre Commencement Condition Letter

Hi Simon,

I have just received the attached recommended pre-commencement conditions. I have a meeting with the applicant this afternoon and will review this with him then. However, I think they are experiencing a delay with the biodiversity net gain/ ecological enhancement plan – would you be open to agreeing an extension of time for this information to be collated and deferring the application to the August?

We had been working with David Spring to provide the bat survey information but had not been asked to provide the biodiversity net gain info, so in this case would it be reasonable to agree an extension of time?

I look forward to hearing from you.

Kind regards,
Kerry

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Sent: 01 July 2020 12:06
To: Kerry Simmons [REDACTED]
Subject: Pre Commencement Condition Letter

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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