

From: Simon Davis
Sent: 28 April 2021 17:07
To: Julia Davies [REDACTED]
Subject: RE: North Barn, Flansham (Y/22/21/PL)

Dear Julia,

Thanks for your email. Please see my comments in red on your email below.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Julia Davies [REDACTED]
Sent: 28 April 2021 16:28
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: North Barn, Flansham (Y/22/21/PL)

Dear Simon

Having now received the planning consent for North Barn, I am writing for clarification on a number of the conditions attached.

For clarity, I list them in order as per the decision notice:

1. Noted.
2. Noted.
3. Noted and agreed to in my email of the 26th April.

4. Noted and agreed to in my email of the 26th April.

5. Following your email informing me this condition was to be applied, I did not agree to it. Therefore I am questioning why it has been imposed. I note the comments from the drainage engineers and the additional information they are now requesting, but this was not made available early enough for us to act upon it. This is also frustrating when we took considerable time negotiating with Arun's engineer's prior to submission with the specific aim of avoiding this PC condition and the scheme had in principle been agreed. As I understood, if I did not agree to a PC condition, it could not be added without negotiation or further action from either side.

As you refused to agree to the pre-commencement condition, we instead worded it as "Construction shall not occur beyond damp proof course (DPC) level" which does not prevent commencement and therefore is not affected by the PC condition rule.

6. Landscaping scheme was included as part of the planning application, the information provided was in line with that required in the condition on the previous consent for the site. Could you please therefore clarify why this condition has been imposed?

As per the request our Landscape Officer (available on our website) which stated that the scheme is acceptable but that details of the quantities of each species need to be specified and added to the drawing for clarity.

7. Noted. An application to discharge this will be made as when materials have been selected.

8. Swallow boxes were included as part of the application. So why does this need to be conditioned? Bat tiles will be proposed and details submitted for approval.

I am sorry, I did not notice the swallow boxes on the plans. However, we would still need to see the detail of these (i.e. make/model) so that our ecologist can review the design. The same goes for the bat tiles.

9. Noted.

10. Noted. Further cycle store details will be provided.

11. The wording of this condition is vague. More specific information on what is required is necessary for us to be able to discharge this condition. The building will of course adhere to all current Building Regulation standards, why does this then have to be rubber stamped by the Planning department? What exactly are you asking us to provide you with?

It is a standard condition designed to ensure compliance with Local Plan policy ECC SP2 which states that:

"All new residential and commercial development (including conversions, extensions and changes of use) will be expected to be energy efficient and to demonstrate how they will:

- a. Achieve energy efficiency measures that reflect the current standards applicable at the time of submission;*
- b. Use design and layout to promote energy efficiency; and*
- c. Incorporate decentralised, renewable and low carbon energy supply systems, for example small scale renewable energy systems such as solar panels."*

I suggest that you provide a statement on what measures will be taken to achieve these goals (whether through a fabric first approach or renewable technologies)

12. Noted.

13. Noted.

14. Details of the proposed external lighting positions and style of fitting were submitted as part of this application to avoid this condition being applied. Are you not happy with what has been proposed, or was it not even considered in detail? Guidance would be helpful.

This was imposed following the comments of our ecologist who stated that *"External lighting should be restricted, unless it is a bat sensitive scheme in accordance with Bat Conservation Trust guidelines"*. You will need to demonstrate that the lighting is in accordance with these guidelines.

15. Noted.

16. Noted.

17. Noted.

18. Noted.

19. Noted.

In summary, it would be helpful to know if the information provided with the application to deal with some of the above issues is acceptable, so that any further information submitted is likely to be met with your approval.

My main point however is that pre-commencement condition (5) should not have been applied without my consent, and I did not give such an instruction. This contravenes the wording of the pre-commencement condition letter emailed to me on the 26th April.

I look forward to your comments.

With kind regards

Julia Davies
Architectura Design