

Elaine Walby

From: Hannah Kersley
Sent: 02 April 2026 15:38
To: Planning.Responses
Subject: Fw: AL/11/24 - Land at Westergate
Attachments: RE: AL/11/24 - Land at Westergate - Follow-up points following today's meeting ; WSCC LLFA correspondence.pdf

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Hi,

Please can this email chain be uploaded to AL/11/24/OUT as correspondence with agent.

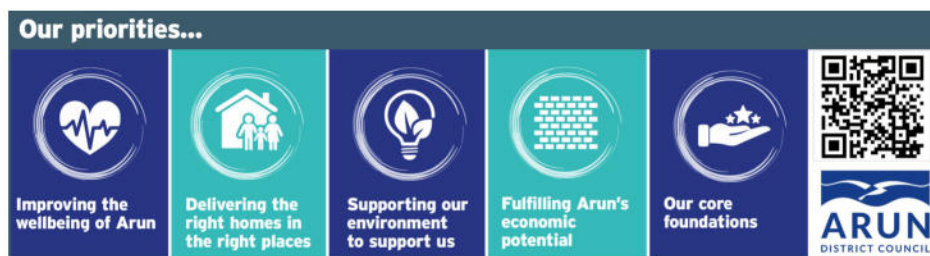
Many thanks
Hannah

Hannah Kersley (she/her)
Principal Planning Officer, Strategic Development

T: 01903 737856
E: hannah.kersley@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>
Sent: Thursday, April 02, 2026 15:35
To: Ian Johnson [REDACTED]
Cc: David Easton <David.Easton@arun.gov.uk>; Neil Crowther <Neil.Crowther@arun.gov.uk>; Charlie Hughes [REDACTED] Adrian Dunn [REDACTED]
[REDACTED]

Andrew Bruno Venturini

Lyndsey Barratt

Subject: Re: AL/11/24 - Land at Westergate

Dear Ian,

We do appreciate the disappointment with the Council's decision; however we must acknowledge that this application has been with the Council for over 2 years with no meaningful updates or progress for over 12 months. Arun District Council have allowed a significant amount of time for further information to be submitted which would address the outstanding objections; the latest round of consultations being received in April 2025. However, we have still been waiting for this information almost a year later. The Council have been reasonable by slowing the preparation of the report and determination of the application to allow this information to be submitted. However, there is a limit to how long we will allow this to continue without progress, which we did explain when we met in January. This is the same approach that was taken in the determination of BN/195/22/PL. Therefore, the Council have been consistent. The recommendation report has been completed. Were we to allow the applicant further opportunities to overcome the outstanding objections then there is potential for this process to take between 6-12 months with no guarantees that the outstanding matters will be positively resolved.

It is very reassuring to hear the positive progress with addressing the Highways and EA objections, and the significant amount of work that has been undertaken to satisfy these matters is acknowledged. However, this work would need to have been undertaken regardless of whether this application was live, and whilst the FRA and hydrology have been resolved there is still a need to address on-site compensation which will have significant implications for the provision of open space and the sites' ability to accommodate dwellings. We must therefore proceed on the information that has already been submitted, as instructed by the Group Head.

Whilst we do acknowledge that the three main issues are Highways, EA and Ecology, the resolution of these issues do also have implications on the rest of the scheme. As I believe we discussed at the meeting in January, the viability report for the site is now out of date, and this would need to be resolved especially to understand the delivery of the east-west bridge. WSCC Highways have advised that S106 contributions will need to be reviewed, and as such there is a potential that the revised figures have a direct implication on the delivery of other contributions, such as affordable housing. I also attach an email from the LLFA, who have raised concerns that extra storage is needed for the site, due to new SuDS requirements being introduced during the lifetime of the application. We have identified issues with the layout already, such as conflicts with separation distances and garden depths as set out in the Arun Design Guide, and the usability of the public open space. As such, there are concerns that the resolution of the main three issues, alongside addressing the LLFA's comments, may result in further amendments to the proposed development.

I have also attached the comments received from Tim Townsend today, who has confirmed he requires further information to address outstanding concerns. In this absence of this outstanding information, it cannot be concluded that the proposed development impact is acceptable.

I acknowledge your request for a meeting with Neil or Karl; I have copied in Neil so that he is aware of our correspondence, but I do not feel that a meeting is likely to positively resolve the outstanding issues.

Kind regards

Hannah Kersley (she/her)
Principal Planning Officer, Strategic Development

T: 01903 737856

E: hannah.kersley@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF

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From: Ian Johnson [REDACTED]

Sent: Wednesday, April 01, 2026 17:19

To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>

Cc: Charlie Hughes [REDACTED] Adrian Dunn [REDACTED]

[REDACTED] Blacker, Andrew [REDACTED]

Bruno Venturini [REDACTED] Lyndsey Barratt [REDACTED]

Subject: Re: AL/11/24 - Land at Westergate

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Dear Hannah

This is extremely disappointing and a completely avoidable course of action by the Council, given we are now at a well progressed point in discussions with the consultees.

Please see the attached response issued to WSCC Highways yesterday.

The EA have now approved the revised flood model. We have now submitted to the EA the attached revised FRA and Hydraulic Modelling Report and requested on-site compensation storage details for agreement and withdrawal of their holding objection.

We request the attached are registered as part of our live planning application. We consider it would be wholly unreasonable of the Council to not accept this information as it directly relates to the three main outstanding issues, as discussed with yourself and David during the last meeting. Please can you also advise whether there are any other key outstanding matters beyond the highways, EA and ecology officer comments you would like us to update you on?

Please can you provide availability for a meeting next week with yourself and either Karl or Neil, given the implications of the above should the application be refused. Hopefully we can still avoid this eventuality.

Best regards

Ian

Ian Johnson BSc (Hons) MA PG UD MRTPI

Managing Director

[REDACTED]

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From: Hannah Kersley <Hannah.Kersley@arun.gov.uk>

Date: Wednesday, 1 April 2026 at 15:54

To: Ian Johnson [REDACTED]

Subject: Re: AL/11/24 - Land at Westergate

Dear Ian,

Thank you for your email. My apologies for the delay in getting back to you, I have been on leave.

I'm afraid I won't be able to facilitate a meeting this week, but would be available next week should you wish to still meet. Since our last meeting, David has spoken to Neil and Karl, and they are still requesting we proceed with determining the application as it stands. Whilst we do acknowledge that further works are continuing to be undertaken to address the outstanding issues regarding WSCC, EA and ecology, the report is now complete, and we are in a position to determine the application.

I'd be happy to discuss your current position with highways, EA and ecology; however we are being instructed to proceed with the application as it stands, and as such would not be able to accept any further information.

Kind regards
Hannah

Hannah Kersley (she/her)

Principal Planning Officer, Strategic Development

T: 01903 737856

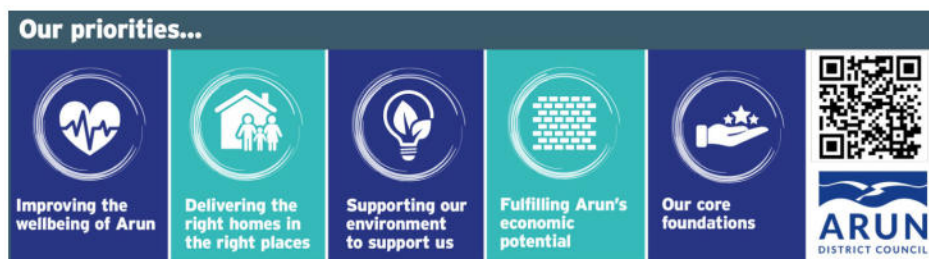
E: hannah.kersley@arun.gov.uk

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From: Ian Johnson [REDACTED]

Sent: 30 March 2026 07:46

To: Hannah Kersley <Hannah.Kersley@arun.gov.uk>

Cc: Williams, Chris [REDACTED] Blacker, Andrew [REDACTED] Bruno Venturini

[REDACTED] Lyndsey Barratt [REDACTED] Adrian Dunn

[REDACTED] Charlie Hughes [REDACTED]

Subject: Re: AL/11/24 - Land at Westergate

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Dear Hannah

Would it be possible to arrange a progress meeting later this week please? Since our last meeting the team have been focusing on the WSCC Highways and EA further information requests / clarifications and responding to the ecology officer's comments, as agreed.

I am on annual leave today but available Tuesday, Wednesday and most of Thursday.

With regard to the WSCC Highways comments, I note Tim Townsend has updated you following his positive meeting with WSP on Tuesday. The key point is that everything is agreed, subject to provision of some clarifications. WSP are preparing a short Technical Note for issue to Tim early this week and I will keep you copied in.

Are there any other key outstanding matters beyond the highways, EA and ecology officer comments you would like us to update you on when we meet?

Best regards

Ian

Ian Johnson BSc (Hons) MA PG UD MRTPI

Managing Director

[REDACTED]

[59 Tower Street, Winchester, SO23 8TA](#)

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