

Rebecca Payne

From: Simon Davis
Sent: 18 March 2022 17:58
To: Planning Scanning
Subject: FW: Land North of Lee's Yard, Woodgate - AL/141/21/RES

Application Correspondence

From: Simon Davis
Sent: 18 March 2022 17:57
To: 'Sarah Sutcliffe' [REDACTED]
Cc: Chris Brake [REDACTED]; Daniel Vick <Daniel.Vick@arun.gov.uk>; [REDACTED] John Underwood [REDACTED]
Subject: RE: Land North of Lee's Yard, Woodgate - AL/141/21/RES

Dear Sarah,

Thanks for your email. I have already written the report up for refusal and it is currently awaiting Team Leader review. We would be happy to work with you and the Parish to seek positive changes to the scheme but this needs to take place in advance of a resubmission not by way of an extension of time. If you would rather withdraw then please let me and my Team Leader know urgently as the decision is currently awaiting review.

On the subject of the landscaping, you could if you wish, not seek approval of this as a reserved matter on the resubmission. Then this can be reserved to a future separate reserved matters application.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
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From: Sarah Sutcliffe <[REDACTED]>
Sent: 18 March 2022 12:50
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: [REDACTED]
cath [REDACTED]
Subject: RE: Land North of Lee's Yard, Woodgate - AL/141/21/RES

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Dear Simon,

Having discussed at length with our Client, they are keen to carry on discussions and to work proactively with both the Council and Parish Council to overcome the design concerns raised.

As previously discussed, in the context of this scheme and the correspondence we had prior to submission of the RM, in the spirit of supporting the delivery of sustainable development within your local authority area, we would once again respectfully request that the Council review their position to allow effective discussion to continue. Whilst no formal pre-app was undertaken, we did engage with you on this matter prior to submission, and would therefore suggest that continuing discussions under the current RM would not undermine the Council's admirable position on pre-application engagement. This is not a speculative application for development, and our Client is keen to enter into meaningful discussions to progress the scheme to positive determination.

As you have acknowledged, in addition to parameters ingrained in the outline planning permission, the development mix is set out within the description of development of the outline permission as approved by your Council, and as you know we cannot lawfully amend the description of development through any amendment application. The RM submitted accords with the outline planning permission granted by ADC, and our Client intends to deliver the scheme through the existing planning permission. We acknowledge that any proposed amendments are yet to be submitted, however I would stress that our client fully intends to accommodate design changes, but the preference is to avoid piecemeal design changes where possible, so we were expecting to come back comprehensively following further commentary from you and your team leader.

We met with the Parish Council once again last Tuesday (8 March 2022) to understand their concerns further, and will be seeking to make adjustments to the proposal in response these discussions, as well as ensuring ongoing engagement with the Parish throughout the determination of the application and beyond. The design team are currently looking at possible options to appease the current concerns and our preference would be for ADC, alongside the parish, to be involved in these discussions. We would therefore once again like to request that the Council consider the principle of accommodating proactive discussion alongside an appropriate extension of time to take the RM to positive determination.

In respect of detailed landscaping, whilst we are not wholly adverse to your request, this has not been our experience on any other RM applications (albeit outside of your authority area). In any event, the scheme would need to reach a certain level of detail, beyond that required for planning, in terms of technical and engineering design which makes the practicality of such detail at this stage likely to result in future amendments and substantial abortive work. We could of course provide more detail to the strategy if the council are agreeable to provide the level of comfort sought in respect of landscape proposals, with a view that this will be further refined in the context of detailed design through condition submission following the grant of planning permission if felt required? We would therefore welcome further discussion on this point.

In addition, are there any further comments following submission of the plan detailing garden depths or the shadow HRA, provided following your request?

I look forward to hearing from you.

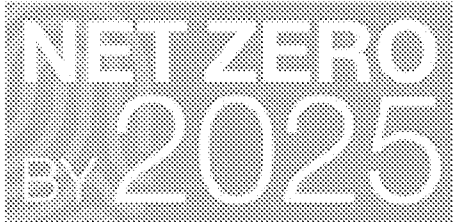
Kind Regards,

Sarah

Sarah Sutcliffe
Planning Manager



THAKEHAM



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