

From: Simon Davis
Sent: 25 March 2021 10:39
To: Planning Scanning
Subject: FW: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Application Correspondence

From: Simon Davis
Sent: 25 March 2021 10:38
To: Megan Green [REDACTED]
Cc: Chris Brake [REDACTED]
Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Dear Megan,

Thank you for your email and the items enclosed. I provide the following comments on the points that you have made:

Reptile Surveys

Thanks. Please ensure that are with me as soon as they are received as I am not encouraged to delay determination after the 13 week date (20/05) and I will need to consult further with our ecologist once these are received.

Singleton & Cocking Tunnels Special Area of Conservation (SAC)

Noted on the Shadow HRA. Thanks.

Archaeology

The site lies within a designated Archaeological Notification Area for which ALP policy HER DM6 applies. It is noted as being a Multi period site dating to between the Mesolithic period and early 20th Century. It is red on the RAG system. I am not sure why this was missed on the previous application but that does not set a precedent for us continuing to miss or ignore it. As such, I will need to impose the condition.

West Sussex Fire and Rescue Service & Southern Water Conditions

I'll note your requests on the file.

Other

I have just been notified that WSCC Highways have responded but their comments are not yet visible on the system (should be later today or tomorrow). I am not concerned about the comments of the LLFA but I will chase our Drainage Engineers, Environmental Health, Tree Officer, Landscape Officer.

I will be reviewing this application soon with Team Leaders and after that will be able to advise on the recommendation / start on the S.106 instruction.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

From: Megan Green [REDACTED]
Sent: 24 March 2021 18:29
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Chris Brake [REDACTED]
Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Dear Simon,

Further to our correspondence below, we have been continuing to monitor the consultee comments (we note no objections from any statutory consultees have been received to date) on the Council's website and liaising with our consultant team to co-ordinate this response.

We also enclose the following information requested in your email dated 26/02/2021.

- Accommodation Schedule
- CIL Form – amended to incorporate cycle store of 11.2m2

We have detailed our response to the following consultee responses below. Please note under the ecology section we also cover your query regarding the proximity of the site to the Singleton & Cocking Tunnels Special Area of Conservation (SAC) and requirement for a Shadow Habitat Regulation Assessment.

Ecology

Reptile Surveys

In response to CDC Ecology's consultee response dated 19/02/2021, updated reptile surveys have been instructed and are now underway. Due to the seasonal nature of these surveys, they could only commence last week, therefore we hope to issue an updated report and mitigation strategy by early-May. As soon as we have the initial results, we

will provide a written interim update. The mitigation strategy will include an amended landscape plan clearing annotating the ecology buffer for bats and reptiles.

Singleton & Cocking Tunnels Special Area of Conservation (SAC)

Having liaised with our ecologist, we understand that the site is 11.8km from the SAC boundary, is not part of any bat flight line and the development proposals do not propose the removal of any substantial hedgerows. On this basis, our ecologist advises that no impacts on bats or severance of flight lines are considered likely. The applicant understands that lighting will be sensitive in this location, and this will be kept the minimum required for safety. The applicant is willing to agree to an appropriately worded condition – to ensure that external lighting is controlled on the proposed development.

Shadow Habitat Regulation Assessment.

This report has been instructed and is currently being prepared by our ecologist. We aim to submit this to you and the ecologist by mid-April 2021 once completed.

Archaeology

The Archaeology Advisor's response dated 09/03/2021 requests the following planning condition *"No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority"*. We would like raise that no archaeology condition was applied to the approved outline planning application and would therefore question why this considered required now. We would also like to highlight that given the previous intrusive use of the site (nursery and constructed house) it is unlikely that any archaeological findings would still be in situ.

West Sussex Fire and Rescue Service

In response to West Sussex Fire and Rescue Service consultee response dated 02/03/2021, the applicant is willing to provide a fire hydrant (if required) within the site. As shown by plans within the Transport Assessment (ref: 2019-6115-003 Rev H, 1=2019-6115-005 Rev H and 2019-6115-007 Rev I) a fire tender can manoeuvre the site in accordance with the relevant building regulations. We do however request that, due to the time required to undertake the detailed utility design, that the proposed trigger date of the planning condition below is amended as follows;

*"Prior to the commencement of ~~the~~ development **above damp proof course level**, details showing the proposed location of the required fire hydrants shall be submitted to and / approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service. These approvals shall not be unreasonably withheld or delayed."*

Southern Water

Whilst Southern Water raises no objections to the application in its response dated 11/03/2021, it does request the addition of a couple of planning conditions. Whilst we do not wish to challenge the application of such planning conditions, we request that the trigger date for the following condition be amended to 'above damp proof course level' due to the time taken to undertaken detailed utility design.

*"Construction of the development shall not ~~commence~~ take place **above damp proof course** until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water"*.

Parish Council

We note that the Parish Council has now submitted its consultee response confirming **no objection** to the proposed development.

We understand that the following consultee comments are still outstanding; policy team, design and layout comments, West Sussex County Highways and the Lead Local Flood Authority and would be grateful if these could be chased so we can conclude any comments raised.

Dependent on the remaining consultee responses raising no objection and us dealing with their comments in an expedient manner, we would like to understand our options for determination i.e. a delegated approval. Furthermore, we would also like to understand when Arun would be willing to start engaging on the S106 Legal Agreement to avoid any unnecessary delays with determination. As such, please be advised that we would be willing to provide the relevant undertakings to cover Arun's internal legal fees.

I trust this submission covers a number of the outstanding queries whilst providing an update on outstanding items but please do not hesitate to contact me if you have any queries.

Kind regards,

Megan

Megan Green MRTPI
Senior Planner

Thakeham House | Summers Place | Stane Street | Billingshurst | West Sussex | RH14 9GN | Sat Nav RH14 9AD
www.thakeham.com



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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 24 March 2021 16:05
To: Megan Green [REDACTED]
Cc: Chris Brake [REDACTED]
Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Dear Megan,

It is almost a month since I wrote to you to set out the items I considered were missing from the submission. Can you advise by return when you will be able to supply these please.

Simon

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874
E: simon.davis@arun.gov.uk



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From: Megan Green [REDACTED]
Sent: 01 March 2021 08:38
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Chris Brake [REDACTED]
Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Good morning Simon,

Thank you for your email – we will action and come back to you asap this week.

Many thanks,
Megan

Megan Green MRTPI
Senior Planner

[REDACTED]
Thakeham House | Summers Place | Stone Street | Billingshurst | West Sussex | RH14 9GN | Sat Nav RH14 9AD
www.thakeham.com



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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 26 February 2021 16:37
To: Megan Green [REDACTED]
Cc: Chris Brake <chris.brake@arun.gov.uk>
Subject: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Dear Megan,

I have had an initial look at the resubmission and have a couple of queries/requirements:

- (1) You previously provided an Accommodation Schedule but I can't see one with this submission. Can you submit one please.
- (2) I previously queried with you whether the cycle store (which I make to be 11.2m²) has been included in the new floorspace figure on the CIL form. Can you confirm it is now included. I haven't been able to work this out for myself as I don't have the accommodation schedule.
- (3) The application site is within the 12km buffer of the Singleton & Cocking Tunnels Special Area of Conservation (SAC). ALP policy ENV DM1 is of general relevance but policy SD10 of the South Downs National Park Local Plan provides more specific policy and advises that in the 12km buffer, significant impacts on bats or severance of flight lines should be considered. There is also relevant policy in the emerging ANDP Review Plan. I am unsure whether this has been considered in your submission?
- (4) Further to (3), we are required to undertake an Appropriate Assessment as per Habitats Regulations 2017 to determine whether there is any impact on the SAC. In order to do this I will need from you a Shadow Habitat Regulations Assessment and so I am formally requesting one.

Lastly, please note the comments of our ecologist particularly the point about the reptile surveys being out of date. Please speak to your ecologist to determine when such surveys can be carried out. Please advise me of timescales.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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E: simon.davis@arun.gov.uk



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