

[REDACTED]

From: Simon Davis
Sent: 10 May 2021 16:29
To: Megan Green [REDACTED]
Cc: Chris Brake [REDACTED]
Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Dear Megan,

I have checked and we won't do a full re-consultation on the basis of an amended red edge. We will just do the Parish Council 21 day Neighbourhood Plan Act notification as I mentioned previously.

Kind Regards

Simon.

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Megan Green [REDACTED]
Sent: 10 May 2021 14:26
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,

Thank you for clarifying.

The reason for us suggesting we only amend the red line of the highways related plans was that we wanted to avoid a new consultation period.

As no one will be prejudiced by the amended red line we trust you are happy for us to submit these plans without reconsulting and that we can still meet the 23rd June committee?

Kind regards,
Megan

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 07 May 2021 17:53
To: Megan Green [REDACTED]
Cc: Chris Brake [REDACTED]
Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Hi Megan,

My point about the red edge is that we can only secure on-site mitigations through the 106 if they are within the application red edge (i.e. that shown on the Location Plan). Therefore amending the red edge on the highway plans will not enable these mitigations to be secured by 106.

Simon.

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Principal Planning Officer
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From: Megan Green [REDACTED]
Sent: 07 May 2021 16:45
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Chris Brake [REDACTED]
Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Good afternoon Simon,

Further to your correspondence below, please see this email as agreement to the extension of time until the 23rd June 2021.

In terms of the s106, we are willing to include the off-site proposals in the s106 – our transport consultant will amend the red line on the highways plans accordingly. In terms of the application drawings, we will keep these as per the submitted red line.

Having reviewed your email below and checked the submission pack for plans, we will be updating and submitting the following documents/reports;

- Site Layout
- Amended House Types
- Amended Site Sections
- Design and Access Statement (DAS)

- Landscaping Plans and Landscape Strategy (within DAS)
- Flood Risk Assessment / Drainage Strategy
- Transport Assessment
- Travel Plan
- Arboricultural Report

Please let me know if you feel any of these do not need to be amended or if we have missed something.

Notice has already been served on WSCC but we will need to serve notice on the post-office for the cycle stand. We will do this next week.

Kind regards,
Megan

Megan Green MRTPI
Senior Planner

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 06 May 2021 17:10
To: Megan Green [REDACTED]
Cc: Chris Brake [REDACTED]
Subject: RE: AL/20/21/PL - Wings Nursery, Lidsey Road, Woodgate

Dear Megan,

Before I prepare a S.106 Instruction to our legal department, can you advise whether you are prepared to agree to the request of WSCC Highways at point 8 of their comments (conclusions section) where they request that the application include in the red edge all proposed on and off-site transport mitigation proposals. If you are prepared to do this then I will need to include the highway mitigations in the s106. If you are not prepared to do this then I will not be able to include these in the s106 and they will need to instead be secured by CIL. However, this could result in objection from WSCC Highways as there will be no certainty of these being delivered through CIL.

Please also note that any red edge extension may require that notice be served on any other landowners (inc WSCC) and so the application form will need to be amended.

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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