

From: Simon Davis
Sent: 31 March 2021 14:18
To: Planning Scanning
Subject: FW: AL/27/21/PL - Former grain stores, Sack Lane, Lidsey

Application Correspondence

From: Simon Davis
Sent: 31 March 2021 14:16
To: Elizabeth Lawrence [REDACTED]
Subject: RE: AL/27/21/PL - Former grain stores, Sack Lane, Lidsey

Dear Liz,

Thanks for your email. Noted about the bat survey although the application could have been delayed until after this was done? I have assessed the application submissions against relevant policies/known constraints and I consider that it is deficient in the following respects:

- No Ecology Surveys have been provided. I would expect a phase 1 plus any follow-up surveys (bats, birds, any other species identified by the phase 1);
- No evidence of biodiversity net gain has been provided as per ALP policy ENV DM5;
- No response to the site being within the 12km buffer of the Cocking & Singleton Tunnels SAC (policy SD10 of the South Downs Nat Park & Aldingbourn NP policies apply)*;
- The whole of the site is shown on our Strategic FRA to be FZ3a by 2111 as such we will need to consider future flood risk and as per national policy, a sequential site assessment would be required;
- A full Archaeological Assessment is required as the site lies in an Archaeological Notification Area and in accordance with ALP policy HER DM6;
- There appear to be trees to the site boundaries but no survey has been submitted;

* Please also note that we will need to carry out an Appropriate Assessment due to the presence of the SAC and it would be helpful if you could provide a Shadow HRA.

Our internal procedures say that we should determine applications as submitted where there has been no pre-application enquiry. For more information, please see "How we will deal with your planning application" on this webpage: <https://www.arun.gov.uk/planning-permission>.

As such, it is my proposal to refuse this application on grounds of insufficient information (there may be other concerns following detailed assessment). Alternatively, you may wish to withdraw and resubmit at a later date.

Please also note that there is an informal ADC proposal to provide a cycleway from Bognor Regis through the BEW Strategic allocation and up to the South Downs. The route of this is also currently planned to go through your client's holding (albeit not the application site area). I have been asked to consider this in any report therefore should you decide to resubmit, you may wish to indicate whether your client would be willing to agree to and undertake the necessary off-site works. This may then be treated as a material consideration in the determination. I am not aware of anywhere where this route is provided in a public document but it will be included in the forthcoming Active Travel Study which will when published, be shown here: <https://www.arun.gov.uk/transport-planning-policy>.

Kind Regards

Simon

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Directorate of Place

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Please note that essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

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: Elizabeth Lawrence [REDACTED]
Sent: 30 March 2021 12:17
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: AL/27/21/PL - Former grain stores, Sack Lane, Lidsey

Dear Simon

Just touching base with this application.

With regard to the comments from the archaeology adviser. I have submitted a full HER assessment for the site. Is anything further required?

With regard to ecology a survey is organised and could not take place earlier due to waiting for bat season to start. It will be with you asap.

Is there anything else you require?

Kind regards

Liz