

From: Simon Davis

Sent: 06 February 2020 10:31

To: Kerry Simmons [REDACTED]

Cc: Neil Crowther <Neil.Crowther@arun.gov.uk>; Paul White [REDACTED]; Natalie McKellar [REDACTED]

[REDACTED] Daniel Vick <Daniel.Vick@arun.gov.uk>

Subject: RE: LLD1680 - Springfield, Hook Lane - AL/51/19/PL

Dear Kerry,

Thank you for your email. I'm sorry but I have had very clear instructions not to accept any further amendments even if they are to reduce the scale of the scheme. Indeed, our departmental best practice is to not accept any substantive revisions to applications received without a pre-application enquiry and I am aware I have already breached this guidance. Furthermore, I note that Mark Warwick did recommend that the scheme be reduced in scale back in early October 2019 so your client has had ample time to consider this as a way forward.

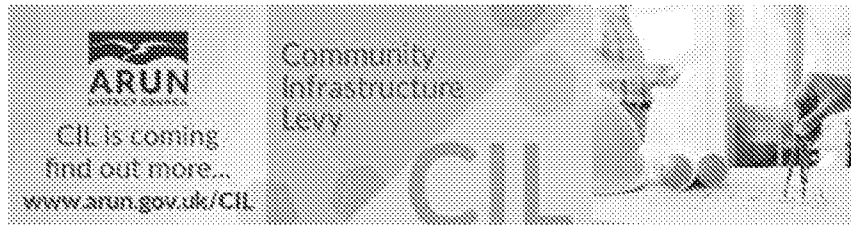
Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

Please note that I typically work from home on Thursdays when I am unreachable on my work phone



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From: Kerry Simmons [REDACTED]

Sent: 05 February 2020 12:26

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: Neil Crowther <Neil.Crowther@arun.gov.uk>; Paul White [REDACTED]; Natalie McKellar [REDACTED]

Subject: FW: LLD1680 - Springfield, Hook Lane - AL/51/19/PL

Importance: High

Simon,

Thank you for coming back to me so quickly. I understand that you are under instructions not to accept any further amendments but we have gone back to the applicant and pressed on the matter of reducing the number of units, in turn he has managed to negotiate the option to reflect a reduction to 9 units meaning we could now remove either unit 2 or unit 3 depending on preference in resolving the concern with the trees on the northern boundary.

Given that there are no other significant planning concerns with the scheme and that we have proactively tried to work with you and Mark Warwick since October 2019, would it not be reasonable to agree an additional extension of time to submit a further revision to the proposals in order that we can overcome the tree objection and deliver a layout to make the most effective and efficient use of the site to deliver a mix of house types and sizes.

We have been instructed to appeal any refusal and to submit a revised application for fewer houses. Given that trees are the only outstanding matter with the current application it feels counterproductive for the Council to refuse to accept revised plans when the application is already significantly past its determination date.

For the above reason I would like to request a further extension of time to submit a revised layout. We would also propose liaising with Mark Warwick on the preferred plot to be lost.

I look forward to hearing from you.

Kind regards,
Kerry

Kerry Simmons MA MRTPI
Partner



RIBA RTPI

PLANNING

15 West Pallant, Chichester, West Sussex, PO19 1TB



From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 04 February 2020 17:35
To: Kerry Simmons
Cc: Natalie McKellar <**Subject:** RE: LLD1680 - Springfield, Hook Lane - AL/51/19/PL

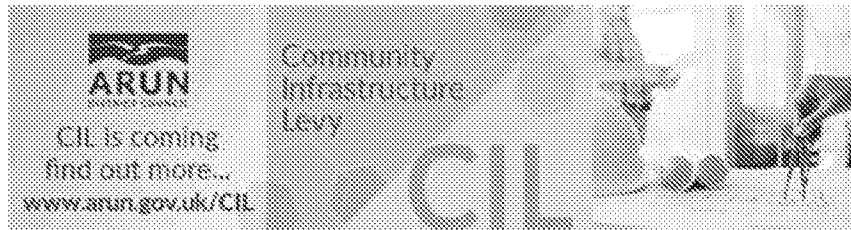
Hi Kerry,

You had previously sent me that plan. I have not added it to the website as it would need to be accompanied by further drawings (to alter the layout) etc and I am instructed not to now accept any further revisions to the scheme.

I have looked over the drawings this afternoon and consider that there are a few issues when assessed against the emerging Arun Design Guide (such as garden depths less than 10.5m and front to front distances less than 16m) but as this is guidance only and does not have full weight, these issues will not form refusal reasons. The parking provision is 0.5 space short of the requirements of the new SPD (24 spaces required) but I am not proposing to include this as a refusal reason. However, I have assessed the application against the recently adopted Open Space SPD and this sets out a need for (a) an on-site LAP and a maintenance contribution of £50k; and (b) a contribution of £15,573 towards off-site LEAP provision. Unfortunately, these two concerns would need to be included as a refusal reason.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Kerry Simmons [REDACTED]
Sent: 04 February 2020 14:56
To: Simon Davis <Simon.Davis@arun.gov.uk>; Natalie McKellar <[REDACTED]>
Subject: RE: LLD1680 - Springfield, Hook Lane - AL/51/19/PL

Dear Simon,

Further to my last email please see attached the updated tree retention and protection plan to substitute the existing version rev 04. We consider that the number of versions that have been submitted demonstrate the applicant's commitment to wanting to work with the Council to resolve the potential issues regarding trees. We have spoken at length with the applicant and he is prepared to make further changes to the layout along the northern boundary but it would be useful to understand whether there are any other reasons for refusal, so we would be grateful if you could confirm whether this is the sole issue?

I look forward to hearing from you.

Kind regards,
Kerry

Kerry Simmons MA MRTPI
Partner



Planning & Architecture

RIBA



PLANNING

15 West Pallant, Chichester, West Sussex, PO19 1TB