

por, Arun

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Sent from my Windows Phone

From: Woodward, Matthew

Sent: 26/01/2016 17:00

To: Woodward, Matthew

Subject: FW: Oldlands Farm

From: Graham Beck

Sent: 02 December 2015 09:10

To: Woodward, Matthew

Cc: Neil Crowther

Subject: Re: Oldlands Farm

Thanks Matthew.

It is unfortunate the matter needs to go before Committee on the 27th but if the application cannot be delegated the applicant has agreed to an extension to the 29th January 2016.

Please advise that the extant Highways England matter has also been resolved given the initial mistake?

Look forward to hearing from you.

Graham Beck JP, MBA, LL.B. (Hons), BA (Hons), Dip. TP, MRTPI, MCMJ Luken Beck Ltd,
30 Carlton Crescent,
Southampton SO15 2EW
UK

[REDACTED]
From: Woodward, Matthew <matthew@urbanvision.org.uk>
Sent: Tuesday, December 01, 2015 5:13 PM

To: [REDACTED]
Subject: RE: Oldlands Farm

Graham,

Thank you for your response.

The south western boundary of the site is on the boundary with the Bersted NP area but the remainder of the site is within Aldingbourne. It is very difficult to tell from the map if there is an overlap but I think you are correct – I don't think any of the site falls within Bersted NP area. The Aldingbourne NP has reached 'Regulation 18' stage, but the Inspector has concluded as part of the Examination that the current plan should not proceed. The Aldingbourne NP therefore, has limited weight as a material consideration.

In terms of determination date – we have agreed a time extension. However, I have spoken to Arun District Council and whilst I should have completed the report over the next few weeks, it will need presenting to the next available planning committee in January. I will let you know when the report is complete and handed over to them. The next planning committee meeting takes place on January 27th. Please confirm a time extension to take us up to January 29th in order to allow a decision to be issued.

Kind regards
Matt Woodward
Principal Planning Consultant
Urban Vision Partnership Limited
[REDACTED]

Web : www.urbanvision.org.uk<<http://www.urbanvision.org.uk>>

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From: Graham Beck [REDACTED]
Sent: 01 December 2015 13:03
To: Woodward, Matthew
Cc: Neil Crowther
Subject: Re: Oldlands Farm

Matthew,

As we all know the Development Plan comprises the NPPF et al, the District Local Plan (in this case the adopted 2003 version + the emerging Local Plan) together with any other material documents.

When we submitted the application to Arun we double checked the appropriate Parish because we attended and briefed Bersted Parish Council in respect of Oldlands Phase 1. We were advised that Oldlands Phase II land is situated with the Parish of Aldingbourne - hence the planning application prefix of AL (the Arun District Council LPA code for that Parish).

Given the access to the BRNRR is most definitely located within Bersted it is appropriate that the Parish may have concerns over traffic but the detailed Transportation Report submitted to support the application has been scrutinised by WSCC (highway Authority) who raise no objections.

Despite the Bersted Neighbourhood Plan not being applicable to Oldlands Phase II, (it is noted Appendix G - Policy EE3 confirms this position) Policy EE3 actually encourages a diverse range of commerce in the Parish. The wording of Policy EE3 states, "Within the existing commercial areas, shown on the map at Appendix G, permission for new development or change of use to Class B1 (Business uses), Class B2 (General Industrial use) and B8 (Storage or Distribution) will normally be permitted." The lower text at paragraph 5.3.3 is not policy but in any event the Neighbourhood Plan is applicable to land within the Parish only. Oldlands Phase II is located in the Parish of Aldingbourne.

Given the above explanation, I trust an appropriate balance of considerations to be taken into account in the determination of the application with perhaps very little weight, if any, being given to the Bersted NP.

As always, should you wish to discuss further please call me.

It would also be helpful to know when the application will be determined please.

Regards,

Graham Beck JP, MBA, LL.B. (Hons), BA (Hons), Dip. TP, MRTPI, MCMI Luken Beck Ltd,
30 Carlton Crescent,
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UK

[REDACTED]

From: Woodward, Matthe [REDACTED]
Sent: Tuesday, December 01, 2015 12:03 PM
To: Graham Beck [REDACTED]
Subject: RE: Oldlands Farm

Dear Graham,

I appreciate that you are keen for an approval. However, the application is under consideration and I am in the process of preparing a planning report. At this stage, it should not be assumed that planning permission will be forthcoming, as the application is still under consideration.

You should also be aware that the application may need presenting to a planning committee. This is outside of my control. There is an outstanding objection from the Bersted Parish Council which may automatically refer the application to committee. I have attached this for your information. You should also be aware that the policy referred to in the representation carries full weight, as Bersted Neighbourhood Plan has been 'made' (adopted). Therefore, the application will be assessed against this policy along with other adopted and saved policies, and any other policies which attract weight in the decision making process, along with any other material considerations.

I appreciate you have already addressed the lack of 'B1' provision within the application. However, I have looked again at your planning statement and D and A statement and it does not appear to refer to the Neighbourhood Plan. Therefore, if you wish to provide any further detail in support of your application then please do so by the end of the week

If it transpires that the application is to be presented to planning committee, I will let you know.

Kind regards
Matt Woodward
Principal Planning Consultant
Urban Vision Partnership Limited

[REDACTED]

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From: Graham Beck [REDACTED]
Sent: 30 November 2015 15:57
To: Woodward, Matthew
Cc: Neil Crowther
Subject: Re: Oldlands Farm

Matthew,

Thanks for this. The wording seems quite appropriate and is consistent with Phase 1.

Does the application really need to be advertised again? All the material has been with the LPA for a considerable period of time and the relatively detailed 41 Page D&A Statement prepared by Davies Landscape Architects explains very well what is proposed. We envisaged the application being approved very shortly.

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UK

[REDACTED]

From: Woodward, Matthew [REDACTED]
Sent: Monday, November 30, 2015 2:55 PM
To: Graham Beck [REDACTED]
Subject: RE: Oldlands Farm

Graham,

On the basis that there is no prescribed 1App form for a Hybrid app, and on the basis of the revised description below, I think we can deal with the application on the forms as submitted. Please check this as this will form the basis of re-advertisement:

HYBRID APPLICATION 1: Full planning application for earth works to facilitate flood compensation area 2: Outline application (all matters reserved) for up to 20,453 sq m of B2 General Industrial Floorspace together with B8 warehousing & distribution floorspace.

Please confirm this final development description amendment by return.

I will facilitate the second point in terms of removing the 'departure' element.

Kind regards

Matt Woodward
Principal Planning Consultant

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From: Graham Beck [REDACTED]
Sent: 30 November 2015 12:55
To: Woodward, Matthew
Subject: Re: Oldlands Farm

Matthew,

As the LPA changed the previous description (without telling us) surely any subsequent amendment can be made by ADC, with our consent?

Please ask ADC to remove the words from the revised description "This is a Departure from the Development Plan" a) because this is incorrect and b) Neil Crowther agrees it was an administrative oversight.

Thank you.

Graham Beck JP, MBA, LL.B. (Hons), BA (Hons), Dip. TP, MRTPI, MCMI Luken Beck Ltd,
30 Carlton Crescent,
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[REDACTED]
From: Woodward, Matthew [REDACTED]
Sent: Monday, November 30, 2015 12:43 PM
To: Graham Beck [REDACTED]
Subject: RE: Oldlands Farm

Dear Sir,

Thank you for your response. I will assess the details ASAP.

I note that in your e-mail (11th November) you stated that you had no objections to the revised development description we discussed. As previously requested, I need amended application forms (full application form) if the application is to be progressed as part-outline, part-full (hybrid).

Kind regards

Matt Woodward
Principal Planning Consultant
Urban Vision Partnership Limited

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From: Graham Beck [REDACTED]
Sent: 30 November 2015 12:21
To: Woodward, Matthew
Cc: Neil Crowther
Subject: Re: Oldlands Farm

Matthew,

Further to our telephone conversation this morning I confirm the applicant is prepared to extend the period for determination but given the application was submitted at the beginning of June 2015, it seems only reasonable at this stage to agree a four week extension only. Hopefully given the nature of our conversation today the application can be approved relatively soon.

In addition to the above I attach a response to your email dated 16th November in which you asked a series of questions. In further support there is a letter dated 11th June prepared by Hardisty Jones which I am confident you will find helpful.

As the application is now six months on, could you please confirm the application will be approved shortly?

I look forward to hearing from you.

Graham Beck JP, MBA, LL.B. (Hons), BA (Hons), Dip. TP, MRTPI, MCMI Luken Beck Ltd,
30 Carlton Crescent,
Southampton SO15 2EW
UK

[REDACTED]
From: Woodward, Matthew [REDACTED]
Sent: Thursday, November 26, 2015 4:37 PM
To: Graham Beck [REDACTED]
Subject: RE: Oldlands Farm

Dear Graham,

Thank you for the update. For the purposes of the current application, I would be grateful if you would confirm a time extension up until January 29th. I am keen to ensure that you have sufficient time to resolve the issues as opposed to recommending refusal of the application at this stage.

Please let me know.

Kind regards
Matt Woodward
Principal Planning Consultant
Urban Vision Partnership Limited

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From: Graham Beck [REDACTED]
Sent: 26 November 2015 12:35
To: Woodward, Matthew
Subject: Re: Oldlands Farm

Matthew,

We continue to await further instructions I am afraid for which reason I am unable to assist. I do believe your rather lengthy email dated 16th November has caused some consternation hence I await instructions.

Regards,

Graham Beck JP, MBA, LL.B. (Hons), BA (Hons), Dip. TP, MRTPI, MCMI Luken Beck Ltd,
30 Carlton Crescent,
Southampton SO15 2EW
UK

[REDACTED]
From: Woodward, Matthew [REDACTED]
Sent: Thursday, November 26, 2015 8:22 AM
To: Graham Beck [REDACTED]
Subject: RE: Oldlands Farm

Hi Graham,

Can you please give me an update by the end of the week in terms of how you intend to proceed? I don't necessarily need the details, more an indication of your current thinking.

Kind regards
Matt Woodward
Principal Planning Consultant
Urban Vision Partnership Limited

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From: Graham Beck [REDACTED]

Sent: 19 November 2015 08:17

To: Woodward, Matthew

Subject: Re: Oldlands Farm

Thanks Matthew. Your last email has been received but the contents have given us much to consider and we are now awaiting further instructions.

Graham Beck JP, MBA, LL.B. (Hons), BA (Hons), Dip. TP, MRTPI, MCMI Luken Beck Ltd,
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Southampton SO15 2EW
UK

[REDACTED]

From: Woodward, Matthew [REDACTED]
Sent: Wednesday, November 18, 2015 4:25 PM
To: Graham Beck [REDACTED]
Subject: Oldlands Farm

Dear Graham,

Just checking you received my e-mails dated 16th November and 12th November (appended below). I know you have had issues in the past receiving these e-mails.

Kind regards
Matt Woodward
Principal Planning Consultant
Urban Vision Partnership Limited

[REDACTED]

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From: Woodward, Matthew
Sent: 16 November 2015 16:33
To: 'Graham Beck'
Subject: AL/58/15/OUT - Oldlands Farm

Dear Sir,

AL/58/15/OUT

Oldlands Farm, Steyning Way, Bersted

I refer to the application above and further to my e-mail dated 12/11/2015.

- Can you confirm the precise location of footpath 152? Whilst I appreciate it is currently closed for a temporary period, I understand it runs close around the perimeter of the site. I assume it outside the boundary of the site?

- In terms of my previous request for an amendment to the red-line boundary – I understand that the development platform would be accessed from the adjacent employment site so you would not need to change the red-line boundary for the outline element. However, I am not clear about access to the flood compensation area from the highway? There does not appear to be a link to the highway from the flood compensation area for the purposes of vehicular access for construction purposes.

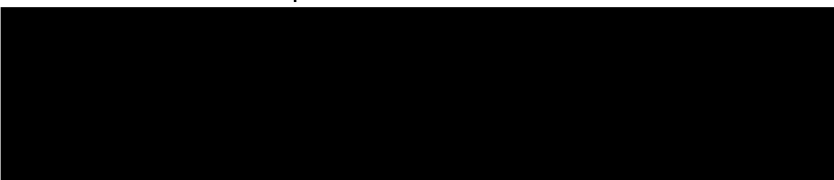
- The submitted Flood Risk Assessment acknowledges that the majority of the site lies in Flood Zone 3. As mitigation, flood compensation works are proposed and the development platform would be 'lifted out' of the vulnerable flood zone. In effect, you propose that the site would become Flood Zone 1. I don't necessarily disagree with these conclusions, but the development proposal as it stands lies within Flood Zone 3. The engineering solutions you have put forwards are mitigation measures. Therefore, the application should be accompanied by a Sequential Test.

- Arun Local Plan policy Site 6 (2003) emphasises B1 uses on the site. The current proposal includes B2 and B8 uses, although I acknowledge a change in terms of the detail provided in the emerging Strategic Employment policy. Nevertheless, I am of the view that Skills Plan would need to be put in place and you would need to sign up to the Developers Charter (see attached) in order to comply with policy requirements. Can you please clarify/comment on this? In addition, I am not clear what the likely job opportunities would be for either of the options. Can you please outline likely potential job creation in the long-term (not including construction jobs associated with the development of the site).

- There is a requirement for any scheme, in accordance with policy 'Site 6', to be of High Quality Design. Full details would be required at reserved matters stage and I note that there is some information regarding scale in the Design and Access statement. However, at this stage can you please provide some detail in terms of the design principles and details you would look to put forward as part of the scheme?

- Policy SO DM1 provides a significant level of detail in terms of protecting the District's Best and Most Versatile Land (albeit the policy has limited weight at this stage). The emerging Aldingbourne Neighbourhood Plan contains similar provisions. The proposed flood compensation area lies outside the settlement boundary both in current and emerging plans and appears to lie on Best and Most Versatile Agricultural Land. Can you please illustrate how the proposed development intends to address the criteria set out in this policy?

Kind regards
Matt Woodward
Principal Planning Consultant
Urban Vision Partnership Limited



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From: Woodward, Matthew
Sent: 12 November 2015 10:08
To: 'Graham Beck'
Subject: RE: Oldlands Farm

Thanks Graham,

Please submit a 'full application' form and complete so that we can substitute it for the outline form.

If earth is being transferred between the two sites, this would seem to me to form part of the development. Therefore, this needs to be included in the red-line boundary. Alternatively (or additionally if earthworks access between the two sites is not to be taken on the highway) you need to ensure that within the red-line boundary, the two sites are accessible from the highway. Therefore, as access to the proposed development platform to be taken from the new link road, please make sure this is reflected in the red-line boundary. If necessary please amend the boundary.

Kind regards

Matt Woodward

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