

Nicola Spencer

From: Brenda Louisy-Johnson
Sent: 07 September 2021 15:00
To: Brett Moore
Subject: FW: AL/81/21/PL - Ryefields Farmhouse, Oak Tree Lane

Hello Brett

Sorry but I first sent the email below to my personal email address by mistake.

Regards

Brenda

Brenda Louisy-Johnson MRTPI, BSc, MSc
Major Applications Planner

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From: Brenda Louisy-Johnson
Sent: 07 September 2021 13:10
To: [REDACTED]
Subject: AL/81/21/PL - Ryefields Farmhouse, Oak Tree Lane

Hello Brett

I have reviewed the consultee responses and consulted additional consultees that were missed.

The additional consultees that were missed include Natural England and South Downs National Park (because the site is within 12km of Singleton and Cocking SAC (Special Area of Conservation), Archaeology Adviser (because the proposed development would be on the site of a former Roman Villa) and West Sussex Fire Brigade.

I am still waiting for comments from the Ecology Adviser and I chased them last week. The Tree Officer has been reconsulted on the revised site layout plan you submitted and I will chase him today.

The Landscape Officer advises that further information is submitted about how connectivity to the wider community will be addressed. She also advises that a landscape scheme should be submitted for approval to demonstrate how

the development integrates with the location and information on Biodiversity net gain needs to be provided. Please read her comments and address them.

I also require you to address the objections made by the Parish Council, this will be useful as the application is due to be decided at planning committee because the Parish Council have objected.

The Ecology Report that has been submitted will have to be updated to address policy EH12 of the Aldingbourne Neighbourhood Plan 2 which can be found on the Council website. Also because the site is within 12km of the Singleton and Cocking SAC a shadow Habitat Regulations Assessment needs to be carried and submitted to me and I will then consult Natural England on it.

You also need to address Policy H2 of the Aldingbourne NP 2 which requires 25% of dwellings to meet Lifetime Home Standards or equivalent.

With regard to climate change you need to state the energy efficiency credentials of the development.

You may find that you have to revise your planning statement to include some of the required information.

As I mentioned today the proportionate contributions will need to be made to infrastructure because the site is within the BEW Strategic Allocation. I am currently liaising with Tim Townsend of WSCC Highways as to what the proportionate contributions will be. You can find out how the proportionate contributions for transport infrastructure are calculated in the Apportionment Study (full name: WSCC / ADC Local Plan Transport Mitigation Apportionment Study (June 2020)) which can be found at <https://www.arun.gov.uk/transport-planning-policy>. These contributions shall be secured via a S106 Agreement.

Please get back to me with the required information as soon as possible.

Thanks.

Regards

Brenda

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Major Applications Planner

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