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From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Sent: 30 September 2021 08:35

To: James Cross <James.Cross@arun.gov.uk>

Cc: Planning.Responses <Planning.Responses@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>

Subject: RE: AL/81/21/PL - Ryefields Farmhouse, Oak Tree Lane

Dear James,

I have considered the rebuttal and discussed it with Paul Cann (Principal Drainage Engineer – copied in). In our opinion the applicant has not addressed the issues raised in my initial objection, which still stands.

I would like to note that the applicant has stated that the watercourse in question is over 300m away, it is in fact approximately 230m away and as stated previously connection to this watercourse will need to be fully investigated before we would consider lifting our objection.

Kind regards

Sarah Burrow
Engineering Assistant, Engineering Services

T: 01903 737815

E: sarah.burrow@arun.gov.uk



Current working pattern: Monday 8am-2.30pm, Tuesday 8am-5.30pm, Wednesday 8am-5pm,
Thursday 8am-5.30pm, Friday 8am-11.30am.

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From: James Cross <James.Cross@arun.gov.uk>
Sent: 23 September 2021 16:09
To: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Subject: FW: AL/81/21/PL - Ryefields Farmhouse, Oak Tree Lane

Hi Sarah,

Is there any chance you could review this and provide comments as to whether your objection is maintained?

In my opinion, I can't see any evidence that the necessary investigations have taken place to necessitate discharge into the sewer. However, your thoughts/confirmation are appreciated?

Kindest regards,

James Cross Msc, Bsc (Hons), LCGI TP.
Strategic Sites Project Officer, Planning

T: 01903 737500 ext 37784
E: james.cross@arun.gov.uk

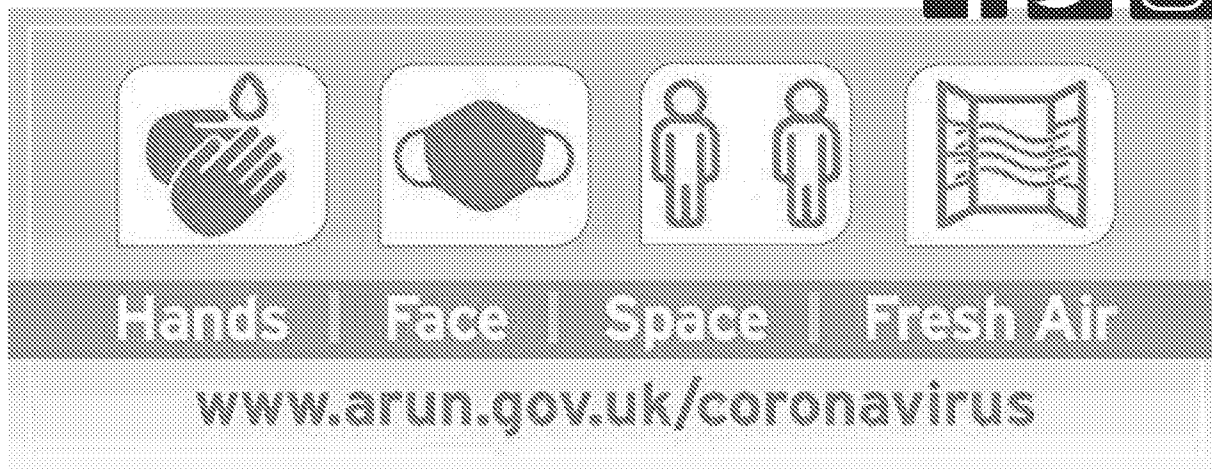


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From: Brett Moore [REDACTED]
Sent: 23 September 2021 15:40
To: James Cross <James.Cross@arun.gov.uk>
Cc: Kerry Simmons [REDACTED]
Subject: FW: AL/81/21/PL - Ryefields Farmhouse, Oak Tree Lane

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Hi James

The applicant has provided us with the attached drainage rebuttal. I would be grateful if you could kindly review and subsequently confirm how you would like progress.

Kind regards

Brett Moore
Principal Planner



15 West Pallant, Chichester, West Sussex, PO19 1TB [REDACTED]
www.ss-p.co.uk

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From: Brett Moore
Sent: 21 September 2021 10:33
To: James Cross <James.Cross@arun.gov.uk>
Subject: RE: AL/81/21/PL - Ryefields Farmhouse, Oak Tree Lane

Thanks James – much appreciated.

Kind regards

Brett Moore
Principal Planner



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From: James Cross <James.Cross@arun.gov.uk>
Sent: 21 September 2021 09:15
To: Brett Moore [REDACTED]
Subject: RE: AL/81/21/PL - Ryefields Farmhouse, Oak Tree Lane

Thanks Brett – all noted.

On this application, if you feel my progress on it is not moving forward quickly enough, then please let me know. I'm more than happy for you to pester me on this. I'm sure you will appreciate that dealing with the other aspects of BEW (a 4,300 home application), with all of my time covered under PPA, this is additional unplanned work that I'm picking up from other Officers. I may sometimes fall into that bad habit of being late on the uptake. Therefore, I will

not be offended if you repeatedly chase me on this application to ensure it moves forward in line with your timescales.

I aim to be in touch later this week with some draft S106 Heads of Terms for the application site. From this, I suggest we seek to come to agreed position as soon as possible, to allow for an Agreement to be drawn up. Owing to the site size, I will see if it is possible for this to be undertaken via Unilateral Undertaking given there is unlikely to be any requirement for arduous trigger points etc...

Kindest regards,

James Cross Msc, Bsc (Hons), LCGI TP.
Strategic Sites Project Officer, Planning

T: 01903 737500 ext 37784

E: james.cross@arun.gov.uk



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From: Brett Moore [REDACTED]
Sent: 21 September 2021 08:41
To: James Cross <James.Cross@arun.gov.uk>
Cc: Kerry Simmons [REDACTED]
Subject: RE: AL/81/21/PL - Ryefields Farmhouse, Oak Tree Lane

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Hi James

Thank you for your email. I note your position.

Please find attached the most recent email I received from Brenda. In response, please find the following attached:

- sustainability statement
- revised site plan and floor plans/elevations for plots 4 and 5 (demonstrating compliance with lifetime homes guidance)

I had also asked Brenda to confirm exactly what she wanted from us re. landscaping as it was my understanding that your Authority's Leisure & Landscape Officer had previously offered no objections to our proposals and had indicated that they were quite happy for a landscape scheme to be conditioned as part of any approval (copy of your Officer's consultation comments attached). I had asked Brenda to confirm that she was happy to proceed on this basis.

Anyway, I will leave all this with you and look forward to hearing from you again in due course.

Kind regards

Brett Moore
Principal Planner



15 West Pallant, Chichester, West Sussex, PO19 1TB [REDACTED]
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From: James Cross <james.Cross@arun.gov.uk>
Sent: 21 September 2021 08:13
To: Brett Moore [REDACTED]
Subject: RE: AL/81/21/PL - Ryefields Farmhouse, Oak Tree Lane

Hi Brett,

Yes, sorry for this confusion. Brenda has now left the Council (she was employed for an interim period to assist with workloads). However, this application had not been determined prior to her departure and has therefore been allocated to myself. My main role at Arun is to look after matters relating to BEW. I understand that this site falls within the red line of BEW (including the according CIL Zero zone).

I am due to review the application documents this week and am going out onto site today to do my initial visit. I will be in touch regarding the S106 package that will be required, given the site falls within BEW. Given the site was rated CIL Zero to allow for funding to be sought via 106, we are therefore required to pursue such contributions, subject to Reg 122 compliance.

I hope this makes the Council's position clear as of the date of this response. If there is anything more pressing that you feel I might need to be aware of then please do not hesitate to contact me on the below details at your convenience.

Kindest regards,

James Cross Msc, Bsc (Hons), LCGI TP.
Strategic Sites Project Officer, Planning

T: 01903 737500 ext 37784
E: james.cross@arun.gov.uk



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From: Brett Moore [REDACTED]
Sent: 20 September 2021 18:11
To: James Cross <James.Cross@arun.gov.uk>
Cc: Brenda Louisy-Johnson [REDACTED] Kerry Simmons [REDACTED] Ben Smith [REDACTED]
Subject: FW: AL/81/21/PL - Ryefields Farmhouse, Oak Tree Lane

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Hi James

I thought it would be prudent to forward you the email I sent last Wednesday to Branda as I have not heard anything from her and note that the online register not cites you as the case officer.

I look forward to hearing from one of you in due course.

Kind regards

Brett Moore
Principal Planner



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From: Brett Moore
Sent: 20 September 2021 07:22
To: Brenda Louisy-Johnson [REDACTED]
Cc: Kerry Simmons [REDACTED] Ben Smith [REDACTED]
Subject: RE: AL/81/21/PL - Ryefields Farmhouse, Oak Tree Lane

Hello Brenda

I would be grateful to receive confirmation on how you would like to proceed re. the landscaping matter at your earliest convenience please.

Kind regards

Brett Moore
Principal Planner



15 West Pallant, Chichester, West Sussex, PO19 1TB [REDACTED]
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From: Brett Moore
Sent: 15 September 2021 11:35
To: Brenda Louisy-Johnson [REDACTED]
Cc: Kerry Simmons [REDACTED] Ben Smith [REDACTED]
Subject: FW: AL/81/21/PL - Ryefields Farmhouse, Oak Tree Lane

Hello Brenda

We are in the process of addressing the points you raise in your email.

Re. Landscaping (highlighted below) – We are not clear on what comments you would like us to address as you will see from the attached that your Leisure & Landscape Officer has previously offered no objections to our proposals and is quite happy for a landscape scheme to be conditioned as part of any approval. I would therefore be grateful if you could kindly confirm that you are happy to proceed on this basis please.

Kind regards

Brett Moore
Principal Planner



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From: Brenda Louisy-Johnson [REDACTED]
Sent: 07 September 2021 15:00

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From: Brenda Louisy-Johnson

Sent: 07 September 2021 13:10

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

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



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