

From: Clare Bartlett [REDACTED]
Sent: 09 January 2014 11:52
To: Anita Gardner
Subject: A/134/13 - Land at Broadlees, Dappers Lane, Angmering

Dear Anita

I write in relation to the comments of the Housing Strategy and Enabling Manager on the above planning application. The reason for not providing affordable housing on-site relates to the circumstances of the site and the nature of the proposed development. The proposed cottages are not standard C3 units to which the affordable housing policy arguably applies. The proposed cottages are a specialist form of accommodation which are meeting a need in their own right, a need identified within the Raise the Roof document.

The applicant is, however, willing to make a commuted sum towards off site affordable housing if deemed necessary and I invite the Council to discuss this with me.

I am available next week if it would be helpful for us to meet to discuss.

I look forward to hearing from you shortly.

Regards

Clare

Clare Bartlett MRTPI AEMA

Associate Planner
Strutt & Parker LLP
31 North Street
Chichester
West Sussex PO19 1LY

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From: Clare Bartlett [REDACTED]
Sent: 09 December 2013 12:09
To: Anita Gardner
Subject: Land at Broadlees, Dappers Lane, Angmering
Attachments: ADC Surveyor.pdf

Dear Anita

I have noted the comments of the Council's surveyor on the above planning application. I am not clear if a planning condition is being suggested to require a full site investigation, or if this is work that is required in advance of determination. Could you please advise?

Also, I have noticed that the description of the proposed development is incorrect as it includes two references to the care home. Could it please be amended to read:

'Outline application for demolition of Broadlees and erection of up to 27 x 2 bed age restricted cottages, a 60 bed care home, laundry room, managers cottage and guest suite, with associated car parking'

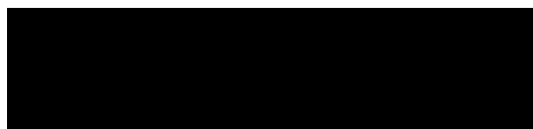
I look forward to hearing from you shortly.

Regards

Clare

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Anita Gardner

From: Clare Bartlett [REDACTED]
Sent: 28 January 2014 11:44
To: Anita Gardner
Subject: RE: Land at Broadlees, Dappers Lane, Angmering

Dear Anita

Thank you for your email.

I note that you are recommending that the application be refused due to the site's location within the 'countryside', ie on a policy issue. Could you please confirm if there are any other concerns regarding the application that are likely to form reasons for refusal?

Also, could you please send me a list of all those who have been consulted on the application and the responses which you are still awaiting so I can ensure any issues that have been raised have been addressed by us? I have seen the comments of the Council's Arboriculturist which I have passed on to our consultant and will respond to these in the next few days. You mentioned you have now received comments from the highways authority and we will review these once they have been uploaded to the Council's website.

As you will be aware the determination date is the 24th February. If there are any outstanding issues raised by the statutory consultees I would be grateful if you would allow us up until this date to address these.

I look forward to hearing from you shortly.

Regards

Clare

Clare Bartlett MRTPI AEMA

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[REDACTED]

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From: Anita Gardner [REDACTED]
Sent: 27 January 2014 14:39
To: Clare Bartlett
Subject: RE: Land at Broadlees, Dappers Lane, Angmering

Dear Clare,

I am not sure that there is anything to be gained from a meeting or telephone conversation at this stage. I have been awaiting the comments of County Highways which have been received today and will shortly be available to view on the Council's web site. Planning obligations aside, as I am sure you will be aware, from the pre-application response, the proposal is unacceptable in principle given its location outside the built up area boundary and this will form the primary reason for refusal. The application report has been written on this basis and is with my Team Leader awaiting his sign off.

I trust you appreciate these comments are made without prejudice to the final decision reached on your application.

Regards

Anita Gardner

Anita Gardner | Principal Planner, Planning Department, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Clare Bartlett [REDACTED]
Sent: 22 January 2014 10:21
To: Anita Gardner
Subject: Land at Broadlees, Dappers Lane, Angmering

Dear Anita

Could I please ask for your availability for a telephone call or meeting to discuss the above planning application?

I look forward to hearing from you.

Regards

Clare

Clare Bartlett MRTPI AEMA

Associate Planner

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