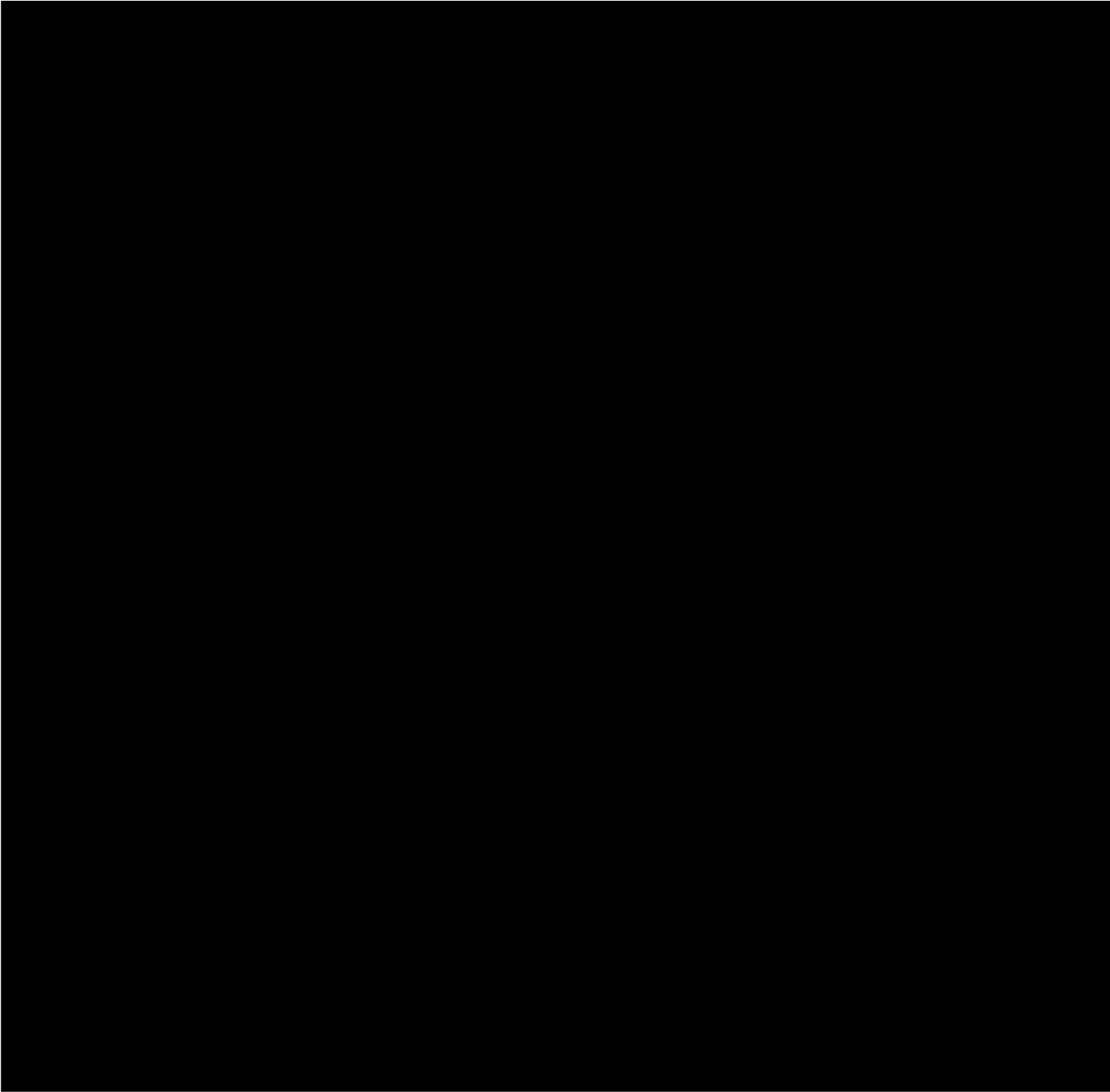




From: Ian Gledhill [REDACTED]
Sent: 12 November 2021 16:04
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: A/169/21/PL - Land south of Littlehampton Road

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Hello Anita, apologies for the delay in responding. Various colleagues have been on leave and this has delayed the consideration of the additional information. I note in the mean time

A/169/21 has been refused. Please feel free to include the following comments on the planning file.

Whilst some of the following comments will also related to A/168/21 (new access and residential development), those made here relate only to A/169/21 (the new access serving the existing permitted uses). There weren't any great number of issues raised by WSCC Highways with the new access with it intended to serve the existing uses. The issues raised were largely in respects of missing supporting information and procedural matters.

The submitted design audit and associated departures from design standard (DfS) have now been considered. There are two departures relating to the removal of hard strips and narrowed carriageway widths. Unfortunately the two applications for departures have not been accepted. In determining these departures, WSCC consider that the design can be altered, thereby removing the need for any departures to recognised design standards. The scheme designer has been advised of the WSCC decision and the suggested course of action. WSCC wouldn't be supportive of the access in its present form.

Whilst perhaps irrelevant now but just for the file, in terms of more detailed matters, although the existing access located to the east of the proposed access is outside of the current application, there still seems no reason why this could not be closed (notwithstanding the need to accommodate the existing public right of way); the current proposal provides a new link road leading towards these existing uses from the proposed access so clearly the intention or at least there is an ability for the new access to serve these existing uses. If the existing access cannot be permanently closed due to rights of access, it could at the very least be gated with all traffic visiting the site directed to the new access.

Comments have been made previously about the retention of the access directly onto the roundabout. For the purposes of the current application, it's accepted that the use of this existing access would not materially change.

Kind regards

Ian Gledhill

Ian Gledhill BSc MCIHT| Principal Planner – County Highways (Development Management) -
Planning Services, West Sussex County Council | Location: Ground Floor Northleigh, County Hall,
Chichester, PO19 1RH

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 12 October 2021 16:43
To: Ian Gledhill [REDACTED]
Subject: FW: A/169/21/PL - Land south of Littlehampton Road

Hi Ian,

I have generated a new application consultation on the above, but in case it is returned to you I thought you might find it easier to look at the additional information submitted by the agent in e-mail form.

Regards

Anita

Anita Gardner
Principal Planner

T: 01903 737529



E: anita.gardner@arun.gov.uk

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From: Tilly Whishaw <[REDACTED]>
Sent: 08 October 2021 14:30
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Peter Cleveland <[REDACTED]> Craig Burden <[REDACTED]>
Subject: RE: A/168/21/PL - Land south of Littlehampton Road

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Hi Anita,

Thank you for your email. Please accept this email as confirmation that we agree to an extension of time until 25th November 2021 on application A/169/21/PL.

Updated highways information was submitted to Juan last week in response to the WSCC highways comments relating to the application for the access. Please see this information attached FYI.

I will arrange for the updated information to be submitted in response to the highways comments received in relation to the residential application within the next 14 days.

I know that Peter has also been in contact to try and arrange for a meeting to discuss the residential application now that the consultation date has come to an end. Is there a time that would suit you for a zoom/teams call?

Kind regards,

Tilly

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 07 October 2021 15:07
To: Tilly Whishaw <[REDACTED]>
Subject: FW: A/168/21/PL - Land south of Littlehampton Road

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Anita Gardner
Principal Planner

T: 01903 737529
E: anita.gardner@arun.gov.uk

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www.arun.gov.uk



Dear Tilly,

Following receipt of your e-mail confirming that you will not be withdrawing the application I am writing to advise that following discussions with other officers the access application A/169/21/PL will not be determined until the current application for residential development A/168/21/PL has been determined.

I note that on both applications County Highways are requesting further information and would appreciate receipt of these additional details within the next 14 days. I would also appreciate your agreement to an extension of time on A/169/21/PL until 25-11-2021 to cover the earliest committee date that the application could be taken to.

Regards

Anita Gardner

From: Tilly Whishaw [REDACTED]

Sent: 30 September 2021 19:08

To: Juan Baeza <Juan.Baeza@arun.gov.uk>

Cc: Tim Hickling <Tim.Hickling@arun.gov.uk>; Peter Cleveland <[REDACTED]>

Subject: RE: A/168/21/PL - Land south of Littlehampton Road

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Dear Juan,

I caught up with Peter earlier today regarding your thoughts on the access application. I wanted to get in contact to set out the thought process behind the application and confirm that as Peter has already mentioned, we will not be in the position to withdraw.

The key reasons for the submission are as follows:

1. The application provides the farmer and the tenants to the east of the site with improved access to their property. The road would tie in with the track which has been accepted as permitted development to the east (Ref: A/164/21/AG).
2. The approval of this application would allow Redrow to start the process of a Section 278 application earlier. Should the application for the residential development be written up for approval, the requirement for a S106 agreement would delay the decision being made. The approval of the access would ensure its delivery at the most appropriate time, ensuring safe access to the existing fields and the residential development, should this also be approved.
3. All the safety measures (including ANPR to stop tenants driving out of the roundabout) will be implemented. This will improve the safety of the existing roundabout.

This application has been prepared with the recent Hillside case in mind. The application for the access has no bearing on the residential application and as already mentioned, if constructed as per the submitted drawings, would only provide enhanced access to the existing fields and the tenants of buildings to the east of the site.

I am aware of the WSCC comments on the application, and having caught up with our transport consultant, can confirm that they are currently holding ongoing discussions with the County Council and have prepared additional information and a formal response to their comments. I will ask for this additional information to be submitted to you ASAP tomorrow.

Given the above information, could we agree an extension of time on application A/169/21/PL until 29th October to allow the Council time to consider this the proposal for a new access alongside application A/168/21/PL?

I am available all day tomorrow and happy to discuss this over the phone if you want to give me a call on 07586 163727.

Kind regards,

Tilly

Tilly Whishaw
Planner

Redrow Homes Limited
Redrow House Unit 1 Faraday Office Park
Rankine Road, Basingstoke
Hampshire, RG24 8QE

[REDACTED]

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[REDACTED]

From: Peter Cleveland [REDACTED]
Sent: 30 September 2021 14:13
To: Juan Baeza <Juan.Baeza@arun.gov.uk>
Cc: Tim Hickling <Tim.Hickling@arun.gov.uk>; Tilly Whishaw <[REDACTED]>
Subject: RE: A/168/21/PL - Land south of Littlehampton Road

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Hi Juan

Further to our call and my email below, I have discussed with our client and they are going to send a further note setting out the approach to the standalone access application. This will be with you later this afternoon.

I hope you can wait to receive this and consider further before reaching a decision on the application.

Kind regards,
Peter

From: Peter Cleveland
Sent: 30 September 2021 09:51
To: Juan Baeza <Juan.Baeza@arun.gov.uk>
Cc: Tim Hickling <Tim.Hickling@arun.gov.uk>; Tilly Whishaw <[REDACTED]>
Subject: RE: A/168/21/PL - Land south of Littlehampton Road

Hi Juan

Sorry I missed you – best on my mobile [REDACTED] if before 9. I did just try and call back, but got your v/m.

We don't want to withdraw the application. Its purpose is to ensure early delivery of the access to serve the proposed development and therefore assist in delivery of housing in the next 5 year period. This is similar to the approach on the Dandara scheme at North End Road, Yapton, which was accepted. We would therefore ask that this application is considered alongside A/168/21/PL. It allows us to progress all the highway approvals separately and avoids any delay in delivery, should the wider scheme be permitted.

Happy to discuss further around mechanisms for tying the two applications / permissions together.

Do let me know if there is a good time to call and also happy to agree and extension of time to reflect the 13 week date of A/168/21/PL.

Kind regards,
Peter

From: Juan Baeza [<mailto:Juan.Baeza@arun.gov.uk>]
Sent: 30 September 2021 09:32
To: Peter Cleveland [REDACTED]
Cc: Tim Hickling <Tim.Hickling@arun.gov.uk>
Subject: FW: A/168/21/PL - Land south of Littlehampton Road

Hi Peter,

I tried you on your office number this morning.

This application expires today. Are you in a position to withdraw it?

Thanks

Juan Baeza
Team Leader,
Planning Department

T: 01903 737765
E: juan.baeza@arun.gov.uk

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From: Juan Baeza
Sent: 29 September 2021 16:46
To: Peter Cleveland [REDACTED]
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>; Tim Hickling <Tim.Hickling@arun.gov.uk>
Subject: FW: A/168/21/PL - Land south of Littlehampton Road

Hi Peter,

Thanks for the note which I will send to the engineers for comments. Anita can take over the reins on this when she, hopefully, returns next Tuesday.

With reference A/169/21/PL is there any reason why this application has been submitted given it's the access being sought by A/168/21/PL? I see no reason why this application should not be withdrawn.

Regards

Juan Baeza

Team Leader,
Planning Department

T: 01903 737765
E: juan.baeza@arun.gov.uk

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From: Peter Cleveland [REDACTED]
Sent: 29 September 2021 11:00
To: Juan Baeza <Juan.Baeza@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: A/168/21/PL - Land south of Littlehampton Road

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Hi Juan

Yes that's fine – thanks for coming back to me. In the meantime, would you / someone in your team be happy to share the attached Drainage Technical Note with the drainage team, which responds to their consultation response?

I hope Anita is feeling better soon.

Kind regards,
Peter

From: Juan Baeza [<mailto:juan.baeza@arun.gov.uk>]
Sent: 28 September 2021 09:27
To: Peter Cleveland [REDACTED]
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: A/168/21/PL - Land south of Littlehampton Road

Hi Pete

Anita is off for another week but it is looking likely that she will be returning next Tuesday. I hope you can wait till maybe end of next week for her to catch up with you.

Thanks

Juan Baeza
Team Leader,
Planning Department

T: 01903 737765
E: juan.baeza@arun.gov.uk



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From: Peter Cleveland [REDACTED]
Sent: 28 September 2021 09:21
To: Juan Baeza <Juan.Baeza@arun.gov.uk>
Subject: FW: A/168/21/PL - Land south of Littlehampton Road

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Dear Juan

I hope all is well.

I have tried to make contact with Anita, but understand she may be unwell. Would there be a convenient time for a quick call on the above application? Appreciate you are probably snowed under!

Kind regards,
Peter

From: Peter Cleveland
Sent: 28 September 2021 09:16
To: Anita Gardner (Anita.Gardner@arun.gov.uk) <Anita.Gardner@arun.gov.uk>
Cc: Ellie White [REDACTED]
Subject: A/168/21/PL - Land south of Littlehampton Road

Dear Anita

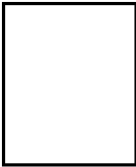
I hope all is well.

We have been monitoring the consultation responses on the above and note the comments from the drainage team. In response, please see attached Technical Note responding to the points raised. Please could I ask that this be added to the application file and re-consult with the drainage team.

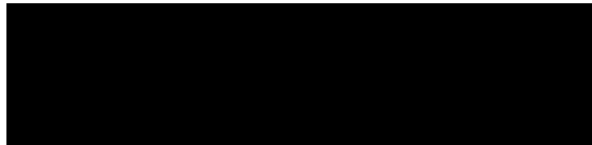
We have also noted comments from WSCC Highways and the request for further. We will provide a separate note on this shortly.

Kind regards,
Peter

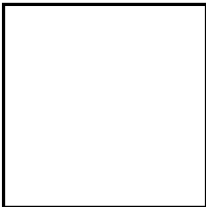
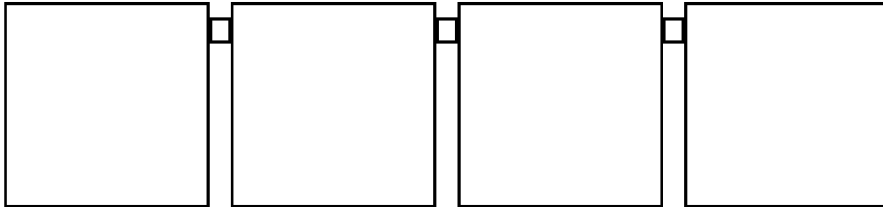




 Peter Cleveland
Partner, Head of Planning



Rowan House, Baffins Lane, Chichester, West Sussex PO19 1UA



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