

From: Nicola Spencer on behalf of Planning.Responses
Sent: 13 April 2022 18:32
To: Planning Scanning
Subject: FW: A/261/21/PL Variation of Plans condition -Land off Mayflower Way

Nicola Spencer
Technical Support Manager,
Planning Services



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Anita Gardner
Sent: 13 April 2022 16:23
To: Planning.Responses
Subject: FW: A/261/21/PL Variation of Plans condition -Land off Mayflower Way

Please scan as EOT agreement

Anita Gardner
Principal Planner



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From: Richard Wallis
Sent: 13 April 2022 16:20
To: Anita Gardner
Cc: Bruce Howse
Subject: Re: A/261/21/PL Variation of Plans condition -Land off Mayflower Way

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Anita

EoT agreed,

Regards

Richard Wallis RIBA
The Howse Wallis Partnership
[REDACTED]

From: Anita Gardner [REDACTED]
Sent: Wednesday, April 13, 2022 16:06
To: Richard Wallis <[REDACTED]>
Subject: RE: A/261/21/PL Variation of Plans condition -Land off Mayflower Way

Dear Richard,
Following our phone conversation I confirm receipt of your e-mail and the substitute plans and that the description of the application will be amended to also refer to alterations to condition 9 landscaping.
Can you please agree to an extension of time on the application until 20-04-2022 to allow for processing of the substitute details and passing through the officer report for sign off?
Regards
Anita

Anita Gardner
Principal Planner



[REDACTED]
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From: Richard Wallis [REDACTED]
Sent: 01 April 2022 13:39
To: Anita Gardner [REDACTED]
Subject: Re: A/261/21/PL Variation of Plans condition -Land off Mayflower Way

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Dear Anita,

Please see attached revised drawing 17.319-P09 RevA, which we have produced with a view to addressing your queries raised below.

1 – References to other information

I would agree that this change is cumulative to the discharge of Condition 9, which is addressed in the Linda Oaks drawing now cross-referenced in the drawing submitted with this application.

I would suggest that any minor variation from drawing 1141/01A drawing, could now be consider so *de-minimis* as not to warrant any changes to said Linda Oaks drawing. (FYI Linda Oak has now retired). I trust you could now concur?

As regards the Rabble block plan 002 to which you refer, this drawing is to such a small scale (1:500) with so little relevant detail that I would suggest it can still prevail without a reasonable objection that any later information might be seen to conflict, i.e. any differences are also very minimal so as to not require amendment? The later more detailed drawings would naturally prevail.

2 – Hedge / Boundary concerns

We have amended the proposals in order to address concerns over the necessary hedge removals.

It has been found necessary pursuant to the ground decontamination requirements (DPP condition 3) that in order to implement the clean cover systems the ground up to the western boundary needs to be excavated. This will destroy the hedge. Hence ADC's approval of A/262/21/PL such that landscaping must yield to interests of decontamination. To be consistent with A/262/21/PL we will implement the RPZ works, taking out the hedge in the process, but then reinstate with new, to the same native hedge specification already approved on the East Boundary.

We have also included reference to the Deacon Design drawing (DPP condition 17 and approval under A/55/21/DOC) for completeness in order to show a complete and co-ordinated boundary proposal.

I trust this is sufficient to enable you now to recommend approval or approve these variations of condition under your delegated powers?

Regards

Richard Wallis DipArch Dip BRS RIBA

THE HOWSE WALLIS PARTNERSHIP
Architects | Project Managers | Surveyors

www.howsewallis.com

[REDACTED]

M: 07710 052450

The Studio, 24 Gipsy Hill, London SE19 1NL

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From: Anita Gardner [REDACTED]
Date: Tuesday, 22 March 2022 at 13:58
To: Richard Wallis [REDACTED]
Subject: RE: A/261/21/PL Variation of Plans condition -Land off Mayflower Way

Dear Mr Wallis,

I can agree a 2 week EOT until 05-04-2022 to allow for receipt of revised plans and a potential change in the description of the application. I will amend our records to reflect this.

Regards

Anita Gardner

Anita Gardner
Principal Planner



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From: Richard Wallis [REDACTED]
Sent: 22 March 2022 12:14
To: Anita Gardner [REDACTED]
Subject: Re: A/261/21/PL Variation of Plans condition -Land off Mayflower Way

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Hi Anita,

Can we agree a 2 week extension please?

Regards

Richard Wallis RIBA
The Howse Wallis Partnership
[REDACTED]

From: Anita Gardner [REDACTED]
Sent: Monday, March 21, 2022 10:23:35 AM
To: Richard Wallis [REDACTED]
Subject: RE: A/261/21/PL Variation of Plans condition -Land off Mayflower Way

Dear Mr Wallis,

Thank you for coming back to me. I will await your response tomorrow.

We may need to agree an extension of time to cover the receipt of additional/substitute plans and amended description. At this stage I don't believe the application would need readvertising.

Regards

Anita

Anita Gardner
Principal Planner



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From: Richard Wallis [REDACTED]
Sent: 21 March 2022 10:19

To: Anita Gardner [REDACTED]
Cc: Bruce Howse [REDACTED]
Subject: Re: A/261/21/PL Variation of Plans condition -Land off Mayflower Way

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Dear Ms Gardner,

Thanks for your emails. Further to your advice, and noting the late stage in the process when it was received, we are presently seeking client instructions.. Therefore I would be grateful if you could afford us a few days to enable a meaningful response to see if there is a suitable way of avoiding refusal if possible. However, I do hope to be in a position to respond initially to your email of 17/3/22 by tomorrow.

Kind Regards

Richard Wallis

From: Anita Gardner [REDACTED]
Date: Monday, 21 March 2022 at 09:41
To: Richard Wallis [REDACTED]
Subject: FW: A/261/21/PL Variation of Plans condition -Land off Mayflower Way

Dear Mr Wallis,

I note that I have not received a reply to my earlier e-mail. Unless a response is received today the application is likely to proceed refusal on the basis that the approved boundary hedge is being deleted and there is insufficient amelioration for an existing wildlife corridor.

Regards

Anita

Anita Gardner
Principal Planner



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From: Anita Gardner
Sent: 17 March 2022 15:09
To: [REDACTED]
Subject: A/261/21/PL Variation of Plans condition -Land off Mayflower Way

Dear Mr Wallis,

I have started looking through the above application details and note that the form only refers to the variation of the plans condition to alter the Rabble Site Plan drawing reference 201 rev 02, with amended HWP Site Plan drawing 17.319-P09 rev 00, but I believe it also seeks approval to amend the details on the approved Landscape Plan 1141/01 revA and Block Plan 002 rev01. Please can you check and clarify? Since I understand the landscaping plan is

also being amended the proposal should also refer to variation of condition 9 (which refers to the approved Landscape Plan) in the description. Please confirm if you agree and submit a revised landscape plan? Alternatively, I can include an informative in the decision and the change to that condition can be made separately later under another variation of condition application.

I am also concerned that the approved boundary planting to both side boundaries is being deleted and request that this is included within the submitted application. If the hedging is not included it has implications for ecology and impacts on current application A/262/21/PL which indicates replacement boundary planting.

I appreciate that this has only been raised at the end of the application period and apologise that I have not had the opportunity to notice these anomalies sooner. I would appreciate your response as soon as possible and receipt of an amended plan indicating side boundary planting.

Can you advise of the timeframe you will require to consider these changes to the description and plans by return?

Regards

Anita Gardner

Anita Gardner
Principal Planner



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