

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 01 June 2021 09:36

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: 12491D Store Property Reserved Matters Application A/26/21/RES - Planning Update

Please scan as EOT agreement

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529

E: anita.gardner@arun.gov.uk

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

www.arun.gov.uk



Sign up to our newsletter [here](#)



To register to receive notification of planning applications in your area please go to

www.arun.gov.uk/planning

From: Alex Cole [REDACTED]

Sent: 01 June 2021 09:22

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Cc: Serena Page [REDACTED]

Subject: RE: 12491D Store Property Reserved Matters Application A/26/21/RES - Planning Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Anita,

Thanks for the update on your consideration of the application. Can you confirm when you are expecting comments back from Highways, and initial responses from Arun's EHO and Tree Officer?

The project landscape architect and architect are working on the additional information and a technical note to respond to some of the matters in your Greenspace colleague's consultation response. We understand this will be available circa 9 June.

We have been instructed by the applicant to agree an extension of time until 30 July 2021.

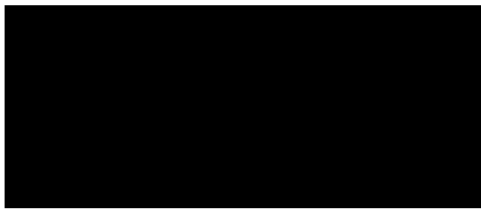
Kind regards,

Alex

Alex Cole
BSc (Hons) MSc MRTPI
Associate



Chartered Surveyors & Town Planners
6 New Bridge Street
London
EC4V 6AB



This e-mail (and any attachments) may be confidential and privileged and exempt from disclosure under law. If you are not the intended recipient, please notify the sender immediately and delete the email. Any unauthorised disclosure, copying or dissemination is strictly prohibited.

DWD is the trading name of Dalton Warner Davis LLP, a Limited Liability Partnership. Registered in England No. OC304838. Registered Office: 6 New Bridge Street, London EC4V 6AB.

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 27 May 2021 16:21

To: Alex Cole [REDACTED]

Subject: RE: 12491D Store Property Reserved Matters Application A/26/21/RES - Planning Update

Hi Alex,

Thank you for the attached response to reps which provides helpful clarification.

I am not sure that a catch up meeting is necessary at this stage.

As I see it the application is likely to be taken to the 28th July Planning Committee, subject to the remaining consultation responses and submission of suitable landscaping details.

I have re-consulted County Highways regarding the additional information submitted and I am still awaiting the comments of the environmental health officer and tree officer.

I note that you intend to address the concerns raised by the landscape officer in her response. Please can you provide an indication of likely timescales? In the meantime can you agree an EOT until 30-07-2021 to cover the July Committee?

Regards

Anita Gardner

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529

E: anita.gardner@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

From: Alex Cole [REDACTED]

Sent: 26 May 2021 16:40

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Cc: Serena Page [REDACTED] Charlie Merry [REDACTED]
Subject: RE: 12491D Store Property Reserved Matters Application A/26/21/RES - Planning Update

Hi Anita,

We hope the below email was helpful in addressing consultation responses for application A/26/21/RES. We have continued to monitor the application and note that no additional responses have been provided by consultees connected with the below. Are you able to provide any further updates on these?

We appreciate you will be reviewing the application to inform your officer report. With this in mind, we write to submit the attached letter providing a consolidated response to relevant representations provided by Rustington and Angmering Parish Councils, Littlehampton Town Council and circa 14 members of the public. We hope the attached is useful and welcome an opportunity to discuss any queries with you.

With this in mind, have you given any further thought to our suggestion of a post-submission meeting?

We'd be grateful to catch up on outstanding consultation responses (if any) and next steps towards determination.

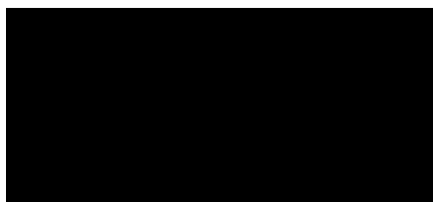
Kind regards,

Alex

Alex Cole
BSc (Hons) MSc MRTPI
Associate



Chartered Surveyors & Town Planners
6 New Bridge Street
London
EC4V 6AB



This e-mail (and any attachments) may be confidential and privileged and exempt from disclosure under law. If you are not the intended recipient, please notify the sender immediately and delete the email. Any unauthorised disclosure, copying or dissemination is strictly prohibited.

DWD is the trading name of Dalton Warner Davis LLP, a Limited Liability Partnership. Registered in England No. OC304838. Registered Office: 6 New Bridge Street, London EC4V 6AB.

From: Alex Cole
Sent: 10 May 2021 11:28
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Serena Page [REDACTED]
Subject: 12491D Store Property Reserved Matters Application A/26/21/RES - Planning Update

Hi Anita,

We write with a coordinated response on application A/26/21/RES. We recognise a number of responses have been provided, and with this in mind would be grateful to get a date in the diary for a post-submission meeting to run through queries, actions and next steps. If you agree this would be helpful can you please provide your availability for dates over this week and next?

Please see our comments on specific consultation responses/email correspondence below. Note that the team is reviewing the response provided by your Greenspace colleagues and will revert back asap.

Public Right of Way Improvements

We note in previous correspondence that you queried potential upgrades to the Penfold Lane PROW with reference to 7ft metal fences at the industrial estate. From our perspective, the Footpath Improvement Contribution ('FIC') set out in Schedule 2 of the S106 Agreement could be utilised as West Sussex County Council ('WSCC') sees fit for the enhancement of the PROW. As set out in the S106, Store Property would be required to pay the FIC before the occupation of the first dwelling in the development, at such time the County could then consider how it would make use of the contribution. It may be that WSCC has already considered what it may use the FIC for in due course.

Designing out Crime Officer

Please see the following comments from the project architects relating to comments received:

Care home balconies

With regards to the external balconies over the entrance area of the care home, the current proposals incorporate balconies of 1100mm high, which meet the standards of the Building Regulations (Approved Document Part K). We are not aware of any other regulation stating they should be higher.

Apartment block access

The comments acknowledge the intercom system noted on the proposed elevations. The additional notes state how the system should work. This information would typically be incorporated at detailed design stage, when specifying the actual units.

West Sussex County Council (transport)

We respond to the requests for further information in turn:

1) Details on cycle rights:

Cyclists will be expected to use the carriageway running west to east through the site as per other vehicles.

2) Vehicle tracking for refuse vehicle and fire tender:

Please share the attached plans TK03 and TK04 showing tracking details for refuse and emergency vehicles.

3) Vehicle parking numbers to be provided

Please share the attached schedule of parking setting out the total vehicle parking numbers for the residential units with overall parking provided based on ADC's Parking Standards SPD (January 2020).

Surface Water Drainage Engineer

We note that colleagues have requested details of the proposed drainage strategy within the application. Your colleagues have identified the 'new basin' shown on the layouts, which matches the indicative basin shown at the outline stage.

As you'll be aware condition 7 of the outline consent (allowed at appeal) requires details of surface water drainage to be discharged prior to the occupation of any building on site. Our position is therefore that this level of detail is not required within the reserved matters application and will be dealt with separately. Naturally the development has been designed in the knowledge that an appropriate surface water drainage scheme will be required, and an application to discharge this condition will be submitted at the relevant time.

We look forward to discussing the application with you further when convenient.

Kind regards,

Alex

Alex Cole
BSc (Hons) MSc MRTPI
Associate



Chartered Surveyors & Town Planners
6 New Bridge Street
London
EC4V 6AB



This e-mail (and any attachments) may be confidential and privileged and exempt from disclosure under law. If you are not the intended recipient, please notify the sender immediately and delete the email. Any unauthorised disclosure, copying or dissemination is strictly prohibited.

DWD is the trading name of Dalton Wamer Davis LLP, a Limited Liability Partnership. Registered in England No. OC304638. Registered Office: 6 New Bridge Street, London EC4V 6AB.

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
