

Karen Parsons

From: Anita Gardner
Sent: 22 August 2018 15:30
To: Karen Parsons
Subject: FW: A/31/18/OUT- EOT agreed 05.10.18

Please can this EOT be recorded

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Charlotte Smith [REDACTED]
Sent: 22 August 2018 15:26
To: Anita Gardner
Subject: Re: A/31/18/OUT- EOT agreed 05.10.18

Dear Anita,

Thank you for the update, that's welcome news and yes we appreciate it is not straight forward.

We confirm that we agree to the EOT to 5th October in order for the application to be heard at committee, many thanks for your consideration.

Kind regards,

Charlotte Smith

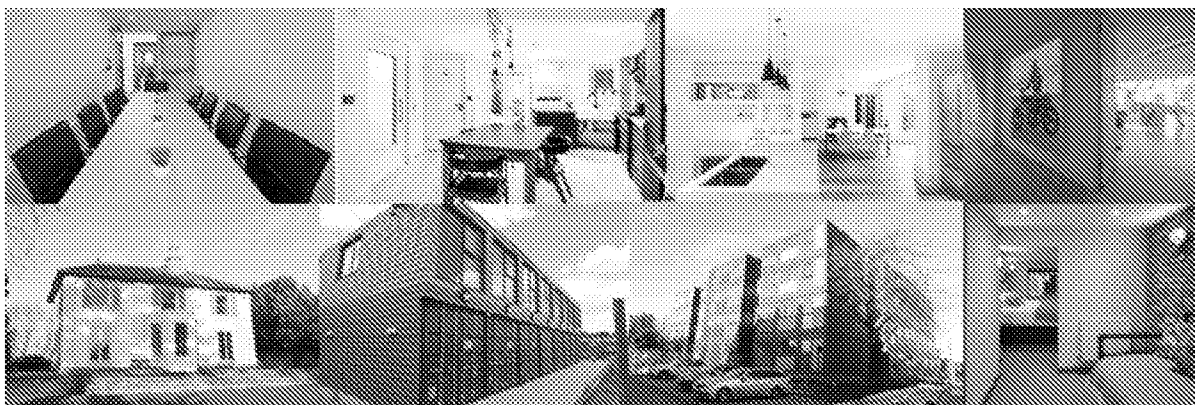
Director

For and on behalf of:



Cityzen, Maritime House, Basin Road North, Hove, East Sussex, BN41 1WR.





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On 22 August 2018 at 09:50, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Dear Charlotte,

I have now discussed the application with all officers in the DC Committee sign off chain and it has been decided that the application will be recommended for approval at officer level given that the site is adjacent to other development and therefore although it is outside the built up area boundary it does not result in harm.

It is therefore my intention to place the application on the agenda for 03-10-2018 DC Committee and I request your Agreement to an EOT until 05-10-2018 to cover this. I apologise that my advice on the likely recommendation has changed again, but we are now working within the new policy framework and determination of applications of this nature are not straight forward.

Regards

Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Charlotte Smith [REDACTED]
Sent: 21 August 2018 13:08
To: Anita Gardner
Subject: Re: A/31/18/OUT- committee

Dear Anita,

Thank you for responding to my email, the content was a bit of a surprise since our extension of time was into September after committee, because the recommendation was likely to be for approval and the parish council had objected.

While we understand the plan is now adopted, our understanding from our planning consultant is that the development plan would have held significant weight prior to its adoption, and thus we do not see that the final adoption has fundamentally changed the principle of development on this plot, that abuts the Built Up Area Boundary.

As per our planning statement, this is a sustainable location, and though outside the built up area it is not isolated- with a dwelling next door, and commercial premises behind, and approval for the much larger development further along the road also outside of the BUA boundary.

You have indicated that the report is likely to be refusal under delegated powers, the final adoption of the plan appears to have overruled the collaborative negotiation process we were having, where we have responded to feedback in order to reach an acceptable solution.

This is a modest development that is intended to be on site rapidly, bringing small family homes to the area. We do not see what the new planning objection is other than it is the wrong side of the line, that was already in place.

We look forward to hearing from you.

Kind regards,

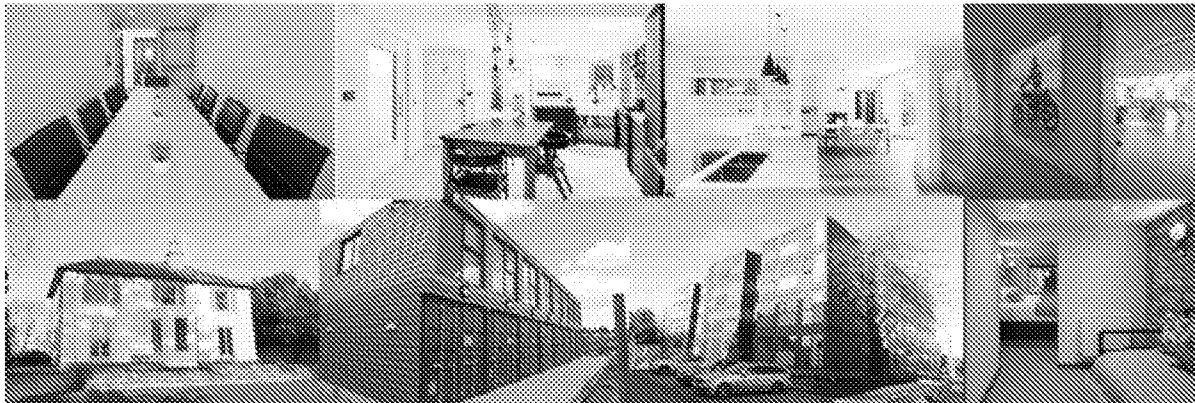
Charlotte Smith

Director

For and on behalf of:



Building Excellence
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On 17 August 2018 at 17:01, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Dear Charlotte,

I can confirm I am not waiting for any further information.

However, the Development Plan framework has altered since our previous discussions. At the end of July the emerging Local Plan was adopted and is now the most up to date development plan. Since sufficient housing is

allocated in this adopted plan and the site is outside the built up area boundary in the Arun Local Plan and Angmering Neighbourhood Plan and is not a HEELA site the application is likely to be refused under delegated powers next week.

Regards

Anita

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From: Charlotte Smith [REDACTED]
Sent: 17 August 2018 16:25
To: Anita Gardner
Cc: roman.schnecker
Subject: A/31/18/OUT- drainage, committee

Dear Anita,

Further to the enquiry from Laura Gibbons about the drainage plans dated 12.07.18 requiring a comment as to whether the drainage would change.

Robert Clark who provided the drainage design states *The roof area is less and the permeable paving is about the same if not a little more so I am happy with the original design.*

With this confirmed, and the reptile information previously provided, do you have everything you require to formulate your report on this outline planning?

When will we receive confirmation if this is going to committee?

Kind regards,

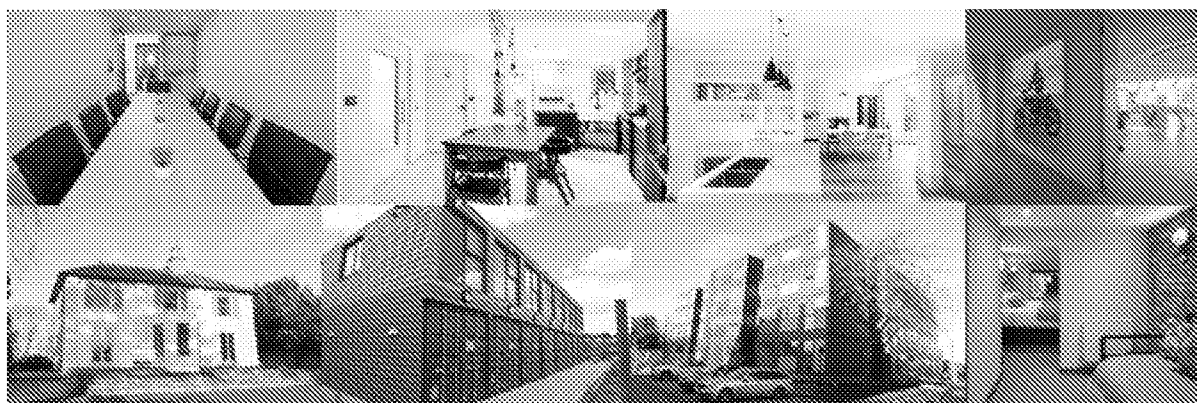
Charlotte Smith

Director

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