Hannah Riddle

From: Anita Gardner
Sent: 18 May 2022 08:50
To: Planning.Responses
Subject: FW: [EXTERNAL] RE: A/45/22/PL - Rustington Golf Course, Rustington #
Attachments: PAA_142_21_FINAL ADVICE 25 Jan 22.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Pleas scan as correspondence with agent

Anita Gardner
Principal Planner

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

From: NOEL Craig [redacted]
Sent: 17 May 2022 17:33
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: ODONOGHUE Julie [redacted] MCCARTHY Helen [redacted]
Subject: RE: [EXTERNAL] RE: A/45/22/PL - Rustington Golf Course, Rustington #

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Dear Anita,

I owe you a response to your message below.

The information forwarded with my email of 11th May was provided in good faith in order to assist the planning process. I should also mention that separate pre-application advice was sought (under reference PAA/142/21) for the revised application. I attach the advice received.

The information provided reflected recent policy updates and responses from statutory consultees. However, notwithstanding this, I am instructed that my clients do not wish to withdraw the application and therefore it should proceed to determination on the basis of the information presently recorded on the register.

Kind regards.

Craig

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 12 May 2022 16:44

To: NOEL Craig [redacted]
Subject: [EXTERNAL] RE: A/45/22/PL - Rustington Golf Course, Rustington #

Dear Craig,

There was a pre app before the original application was submitted and refused (now at appeal), but not before the application has been re-submitted as A/45/22/PL. I will need to re-consult County Highways based on the highway information submitted since their original comments requested further information?

Our website says
We recommend that you do not submit your application until you have finalised all the relevant information. Your application will be decided based on the information submitted. It is unlikely that we will allow any changes to be made unless the application is following our pre-application advice and the amendments are minor.

If changes are made it is likely that the planning application will have to be re-advertised and re-consulted on and this will delay the decision.

On this basis I am unable to accept the additional highway and affordable housing distribution information submitted. You can withdraw the current application and resubmit with these additional/substitute details or the application will proceed to determination based on the details originally submitted with the proposal.

Regards
Anita

Anita Gardner
Principal Planner

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

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Craig NOEL [redacted]
Sent: 11 May 2022 15:35
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Jia Mei TRISTODIANTO-LEE [redacted] Havis, Sean [redacted]; Julie ODONOGHUE [redacted] Helen MCCARTHY [redacted]
Subject: RE: A/45/22/PL - Rustington Golf Course, Rustington #

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Dear Anita,

You will note that Sean Havis of BDW has notified you that I have taken over conduct of the above application as agent, as my colleague Stuart Crickett from our Guildford office is leaving the firm shortly.

I am aware that he has been in correspondence with you concerning the application and in relation to consultee responses received to date.

I am instructed to submit the following responses:

Affordable Housing

Attached drawing PLN-1-1105, Rev.F demonstrates improved overall distribution of the new affordable homes and supersedes the originally submitted application drawing. We trust this addresses the concern.

Noting the Council's further updated affordable housing mix tenure preference, the attached mix comprises 67% rented (34no.), 25% First Homes (12no.) and 8% intermediate housing (4no.). We trust this compliant mix is welcomed.

WSCC Highways

Attached document ref. A351-R008, Rev A provides a comprehensive response to WSCC Highways comments (including a signed copy of the RSA at appendix B).

We trust it will be agreed the response document addresses all points raised by WSCC Highways.

Southern Water

Attached document ref. A351 TN002 provides a detailed response to Southern Water's comments.

Meetings have been held between Barratt David Wilson and Southern Water and it has been confirmed that there is Southern Water support for the layout as stands.

WSCC LLFA

Attached document ref. A351 TN003 provides a comprehensive response to WSCC LLFA comments.

This document confirms that robust information has been utilised to inform and design the drainage strategy and there is enough information to provide an approval in principle to the drainage strategy.

Heads of Terms

Without prejudice, my client is keen to discuss in-principle Heads of Terms for a legal agreement appropriate to the grant of permission for the scheme. Could you please advise the council's position?

Kind regards,

Craig

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