

[REDACTED]

From: Simon Davis
Sent: 13 November 2019 10:58
To: Planning Scanning
Subject: FW: BE/109/19/OUT Land East of Shripney Road

[REDACTED]

From: Simon Davis
Sent: 13 November 2019 10:57
To: [REDACTED]
Subject: RE: BE/109/19/OUT Land East of Shripney Road

Dear Nigel,

I need to make you aware of a couple of things with the application. Firstly, it appears as though your red edge does not include all of the land necessary to achieve the visibility splays at the site entrance. Therefore, we will require that article 13 notices are served on the affected land owners (WSCC will be one but there may be other affected land owners – please check this).

Secondly, please note that the site is affected by future flood risk. According to our climate change maps, part of the site will be zone 3a by 2061 and the rest 3a by 2061 and for this reason, the site was removed from the HELAA. We will therefore require the submission of a sequential assessment.

Please may I also have a response to my email of the 5th November.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Simon Davis
Sent: 05 November 2019 10:27
To: [REDACTED]
Subject: BE/109/19/OUT Land East of Shripney Road

Dear Nigel,

Please see attached comments of our ecologist. If you have already commissioned this further survey, can you provide the results. If not then you will see that the advice states that surveys should be carried out April to October and on this basis you may wish to consider withdrawal as this would form the basis for a refusal reason.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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