

Nicola Spencer

From: Celia Bedford <[REDACTED]>
Sent: 12 January 2017 10:28
To: Nicola Spencer
Cc: David West; Nicholas Lack
Subject: RE: Terraquest FW: Further Information Required on Your Ref: PP-05646430 Our Ref: BN/69/16/PL 5 dwellings, Lake Lane
Attachments: 5 Dwellings Lake Lane Barnham Issue sheet and register.pdf; Dwg 30D Site Layout, Lake Lane, Barnham.pdf; Dwg 35A Plot 5, Floor Plans. Lake Lane, Barnham.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Nicola

I am still awaiting confirmation from the client with regard to land ownership within the red line of the application site and whether or not we need to serve notice on WSCC, and hopefully this will be confirmed shortly.

Meanwhile, as a result of continuing work I now enclose an amended Site Layout Dwg 30D for the new Detailed Planning Application for 5 dwellings. Amendments have been made to the paving and shed positions in relation to Plots 1 & 5 in order to remove or reduce intrusion into the RPA of the trees. Also attached is Dwg 35A which has the Plot 5 garage side door relocated to the side elevation for the same reason. These plans should supersede those already submitted please.

I will be in touch as soon as possible with regard to the first matter.

Regards

Celia

Celia Bedford,
Senior Planning Consultant,
Luken Beck MDP Ltd,
30 Carlton Crescent,
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SO15 2EW



RTPI
Countryside Town Planning



<http://www.lukenbeck.com>

From: Nicola Spencer [mailto:Nicola.Spencer@arun.gov.uk]

Sent: Tuesday, January 10, 2017 11:45 AM

To: [REDACTED]

Subject: RE: Terraquest FW: Further Information Required on Your Ref: PP-05646430 Our Ref: BN/69/16/PL

Thank you for your email which I will forward to Charlotte Spencer

With regard to serving notice on West Sussex County Council , if you do not own the land and they do, then you must serve notice on them and complete certificate B. The fact it may have been missed on a previous application does not mean it is not required. The requirement to serve notice on West Sussex County Council as the land owner is totally separate to any consultation response from them as the Highways Authority.

It is not clear from your response whether you are saying it is not needed because you own the land or simply that we did not ask for it before and therefore it is not needed. Please could you confirm that you own the land included within the red access which forms the access onto the road.

Yours sincerely

Nicola Spencer

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Save the environment - think before you print.

From: Celia Bedford

Sent: 09 January 2017 10:20

To: Planning.Responses

Cc: David West

Subject: RE: Further Information Required on Your Ref: PP-05646430 Our Ref: BN/69/16/PL

Fao. Charlotte Spencer

Thank you for your letter dated 9th Jan with regard to validation of the above application. I will send this to the relevant consultants for amendments.

However, with regard to serving notice on WSCC, I consider that this is not necessary. We did not serve notice on WSCC on previous applications on this site and the access is identical. WSCC was consulted on the previous application for 4 dwellings and responded as below, and raised no objections but suggested conditions.

'The proposed access now appears to be a more formalised bell mouth type access point rather than a crossover as previously proposed; the change seems to be required to safely accommodate large vehicles into and out of the site. In principle this would be considered acceptable though not essential given the size of the development As proposed the applicant would be required to implement these access works via a Section 278 Agreement.'

Please let me know if this is now acceptable. Meanwhile I will check this is correct with the client and we will address the other minor matters as soon as possible.

Regards

Celia

Celia Bedford,
Senior Planning Consultant,
Luken Beck MDP Ltd,

30 Carlton Crescent,
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SO15 2EW



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From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: Monday, January 9, 2017 9:03 AM
To: Celia Bedford [REDACTED]
Subject: Further Information Required on Your Ref: PP-05646430 Our Ref: BN/69/16/PL

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

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