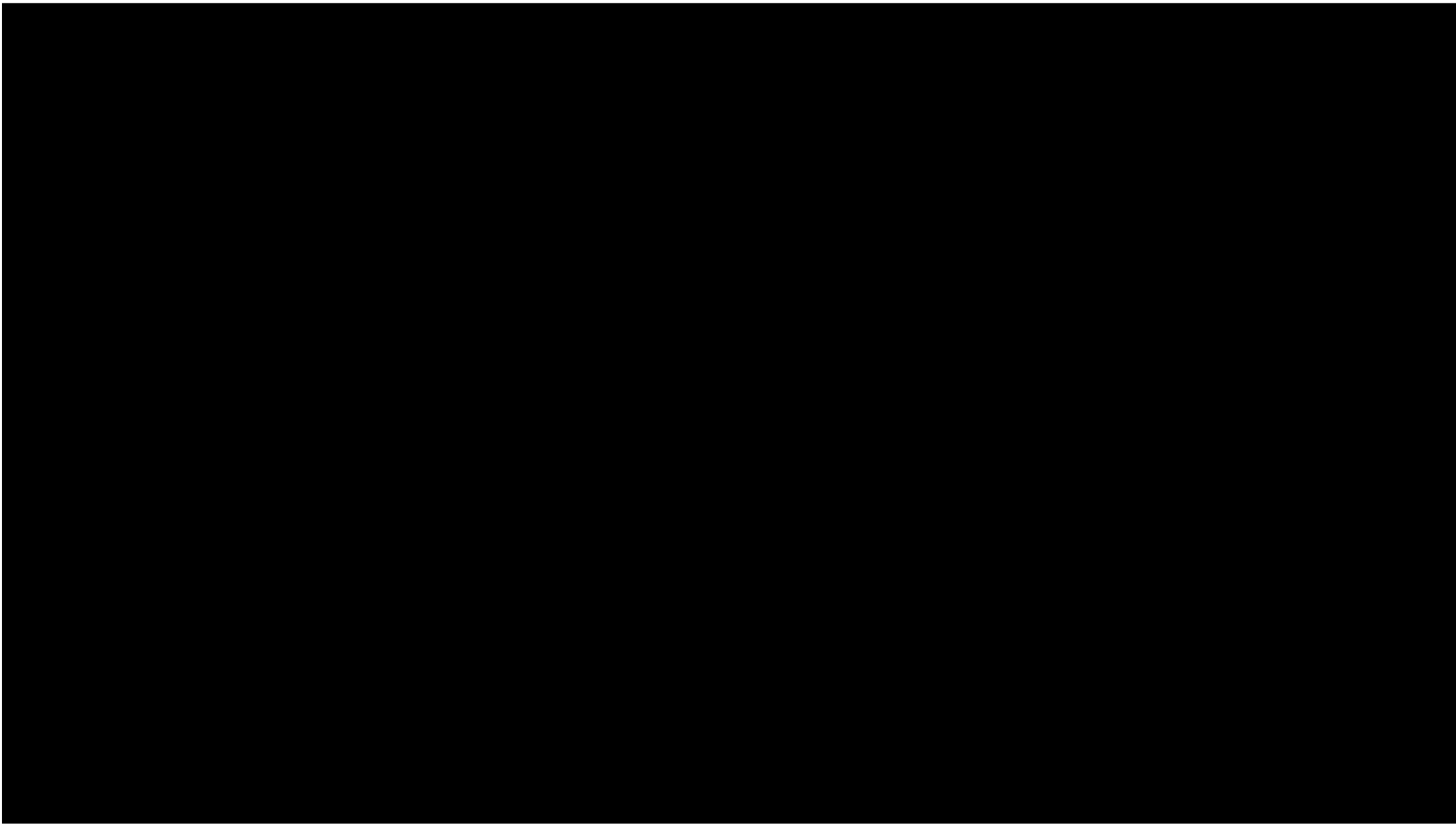





Sent: 24 June 2021 14:29

To: Daun Johnson <Daun.Johnson@arun.gov.uk>

Subject: RE: Request for further information BR/119/21/PL

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Haha, I think you mean Mr Hutchison?!

Yes, all connected to mains sewers.

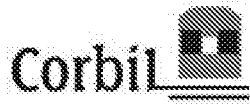
Thanks

Kind Regards,

James

James Hutchison MRTPI
Planning Director





ESTATES & PLANNING LTD

Registered Company No: 09991331

From: Daun Johnson <Daun.Johnson@arun.gov.uk>

Sent: 24 June 2021 14:19

Subject: RE: Request for further information BR/119/21/PL

Mr Corbil,

You are correct about the Foul Drainage Statement, however, Q13 on the application asks about Foul Sewage and you answered the question 'unknown'. Please confirm how the foul sewage is to be disposed.

Regards

Daun Johnson
Technical Support Assistant, Planning

T: 01903 737762

E: daunjohnson@arun.gov.uk



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Sent: 24 June 2021 11:48

To: Daun Johnson <Daun.Johnson@arun.gov.uk>

Subject: RE: Request for further information BR/119/21/PL

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Hi Daun,

Further to my e-mail below, and submission of the ground floor plan earlier this week, please find attached the draft UU which is waiting completion by the applicant. I have also advised that the payment of the £ 200 needs to be made. I trust that this will be done shortly, and I will advise you of when payment has been made.

This leaves the only outstanding item from your original list as being the Foul Water Statement, however I note from the wording (see below) on your local validation checklist that this is only required if not connecting to the mains sewer. I had not realised this previously but I can confirm that this development will be connected into the mains sewer network on which the existing building is connected (73-75 Aldwick Road).

"All applications involving foul water drainage within the Lidsey Foul Water Treatment Catchment Area where not connecting to the mains drainage system."

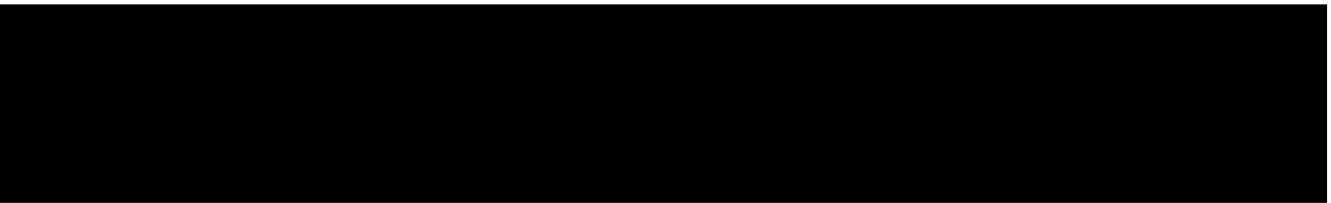
I trust therefore that this application can be validated on receipt of the Council's legal fees. Please confirm?

Thank you

Kind Regards,

James

James Hutchison MRTPI
Planning Director



Registered Company No: 09991331



Sent: 22 June 2021 14:22

To: 'Daun Johnson' <Daun.Johnson@arun.gov.uk>

Subject: RE: Request for further information BR/119/21/PL

Hi Daun,

Please find attached existing ground floor plan.

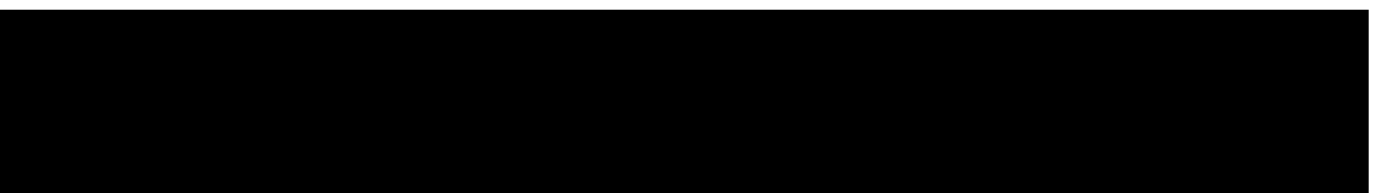
Foul water statement and draft UU to be with you later today.

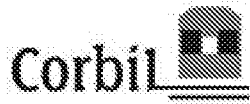
I have asked the client to pay the legal fee and this will be done shortly.

Kind Regards,

James

James Hutchison MRTPI
Planning Director





ESTATES & PLANNING LTD

Registered Company No: 09991331

From: Daun Johnson <Daun.Johnson@arun.gov.uk>

Sent: 21 June 2021 07:26

Subject: RE: Request for further information BR/119/21/PL

In the meantime, you could always send me the corrected plans and statement and I will hold onto the application until the Pagham S106 agreement is received.

You could always pay the £200.00 legal checking fee at www.arun.gov.uk, quoting reference BR/11/21/PL.

Thanks
Daun

Daun Johnson
Technical Support Assistant Planning

T: 01903 737762

E: daunjohnson@arun.gov.uk



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Sent: 18 June 2021 17:26

To: Daun Johnson <Daun.Johnson@arun.gov.uk>

Subject: RE: Request for further information BR/119/21/PL

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Probably more likely to be Tuesday, 22 June 2021 now. Sorry for the delay.

Please let me know if this presents any difficulties but I assume that the LPA will hold onto the application until advised otherwise.

Thanks

Kind Regards,

James

James Hutchison MRTPI
Planning Director



Registered Company No: 09991331

Sent: 18 June 2021 10:31
To: 'Daun Johnson' <Daun.Johnson@arun.gov.uk>
Subject: RE: Request for further information BR/119/21/PL

Thanks Daun, I will have this with you later today.

Kind Regards,

James

James Hutchison MRTPI
Planning Director



Registered Company No: 09991331

From: Daun Johnson <Daun.Johnson@arun.gov.uk>
Sent: 13 June 2021 08:29
Subject: RE: Request for further information BR/119/21/PL

18th June is fine.

Thanks

Daun

Daun Johnson

Technical Support Assistant, Planning

T: 01903 737762

E: daunjohnson@arun.gov.uk



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Sent: 10 June 2021 11:37

To: Daun Johnson <Daun.Johnson@arun.gov.uk>

Subject: RE: Request for further information BR/119/21/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Daun,

The additional information will be submitted next week now. Please can you confirm that you will hold onto the application until next Friday, 18 June?

Thank you

Kind Regards,

James

James Hutchison MRTPI
Planning Director

Corbil 
ESTATES & PLANNING LTD

Registered Company No: 09991331

[REDACTED]

Sent: 27 May 2021 09:01

To: 'Daun Johnson' <Daun.Johnson@arun.gov.uk>

Subject: RE: Request for further information BR/119/21/PL

Thank you Daun, these replies are all fine.

I will send you the necessary information shortly. Please can you hold onto the application until this information is received?

I am in an inquiry until the end of next week and it is unlikely that I will be able to submit more information until week commencing 08 June.

Thanks

Kind Regards,

James

James Hutchison MRTPI
Planning Director



Registered Company No: 09991331

From: Daun Johnson <Daun.Johnson@arun.gov.uk>

Sent: 27 May 2021 08:48

[REDACTED]

Subject: RE: Request for further information BR/119/21/PL

Mr Hutchinson

Thank you for your email.

My replies are below in red.

Regards

Daun Johnson
Technical Support Assistant, Planning

T: 01903 737762

E: daunjohnson@arun.gov.uk



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Sent: 26 May 2021 20:04

To: Daun Johnson <Daun.Johnson@arun.gov.uk>

Subject: RE: Request for further information BR/119/21/PL

Dear Daun Johnson,

My riposte as follows:

1. The application description sets out that the rear section of nos. 73 and 75 (currently in class E / B8 use) will be converted to a C3 residential use. By reference to the floor plans and red lined location plan, it can be seen that the only parts of the existing building included in the application site (and so fall for conversion) are ground floor areas. The ground floor rear section of nos. 73 and 75 will therefore be converted and extended. The extension connects to the existing building at ground floor level only – hence I will provide a complete ground floor plan for you. The extended and converted floor space will comprise of 3 flats. Associated works are also proposed in terms of bin / cycle stores and garden areas. Thank you for your clarification and I note you will provide a complete ground floor plan.
2. The extended and converted parts of the building comprise of 3no flats Thank you for your clarification.
3. Agreed Again noted.
4. I am satisfied to provide a draft legal agreement but in order for it to be completed before validation this means that its contents have to be agreed and signed off by the applicant, landowner and anyone with a charge on the property (e.g. mortgage companies) before the application is even registered or considered by the LPA.

This is quite improper as it prejudices the proper determination by the LPA during the course of the application (for example, after the UU is signed and completed it prevents any other obligations being included that maybe negotiated with the LPA during the course of the application), presents significant delays at validation on the basis of needing all charge holders to be party to the agreement, and is also contrary to the government's guidance under ID: 14-042-20140306:

*The purpose of planning obligations is to make development acceptable in planning terms. This is about mitigation, rather than just identification, of any undesirable impact and is generally negotiated during the consideration of a planning application. So while it can be good practice to submit information about a proposed planning obligation alongside an application, **it should not normally be a requirement for validation of a planning application**. If they are to go on the local list, the local planning authority should be able to justify their inclusion in relation to any particular development.*

In terms of other examples, the last application I submitted at Arun (BR_93_21) did not have a UU accompanying it, but was still validated. The UU was not presented to the LPA until later in the determination of the application. I can also draw your attention to the appeal decision on 77 Aldwick Road (BR/233/19/PL) as this was not submitted with a UU, and indeed the Inspector at appeal only conditioned that a UU shall be submitted by means of discharge of condition. Incidentally, my client (the appellant) was also awarded a partial award of costs on that appeal on the account of the unreasonable behaviour of the LPA. One would expect that the LPA would give due regard to the Inspector's decision in that instance. Please provide some type of Pagham S106 agreement completed as much as possible. The legal checking fee is still due. I will need both the Pagham S106 agreement and the legal fee before I can validate the application.

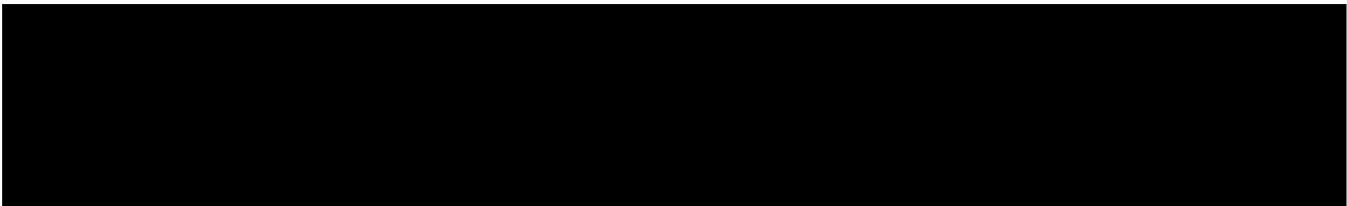
I would be grateful for this validation requirement to be rescinded and we shall instead submit a UU at the appropriate juncture, during the course of the application.

5. Thank you

Kind Regards,

James

James Hutchison MRTPI
Planning Director



Registered Company No: 09991331

From: Daun Johnson <Daun.Johnson@arun.gov.uk>
Sent: 26 May 2021 13:39

Subject: RE: Request for further information BR/119/21/PL

James

Than you for your email.

1. The description you provided is a bit confusing. Are you converting the existing buildings into flats by a change of use, and if so how many? If the existing building is turning into dwellings, I do require an existing and proposed ground floor plan.
2. Please confirm that the new building has 3 No flats.
3. I note that the Foul Water Statement will be submitted.
4. As far as the Pagham S106 Agreement, I will need a completed S106 and the £200.00 legal checking fee before I can validate. I can't speak for any other application of yours however, I always asked for the Pagham S106 and Legal Checking fee before I can validate. If you provide the application numbers of the proposals that have been validated without the agreement and fee, I will research it on my end. The

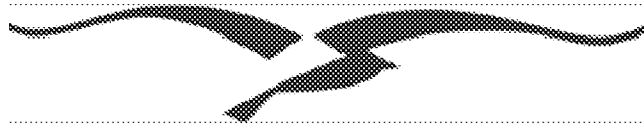
document on our website, Validation Requirements for Planning Applications, dated 18/12/2020, states in part 4 that 'Failure to submit the completed legal agreement and the legal checking fee will result in the application remaining invalid until this has been provided'.

5. No second floor plan is required.

If you have any other questions please let me know.

Regards

Daun Johnson
Technical Support Assistant, Planning
T: 01903 737762
E: daunjohnson@arun.gov.uk



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Sent: 24 May 2021 22:03

To: Planning.Responses <Planning.Responses@arun.gov.uk>; Daun Johnson <Daun.Johnson@arun.gov.uk>

Subject: RE: Request for further information BR/119/21/PL

Dear Daun Johnson,

Thank you for your letter. I respond as follows:

- The proposal is a new development that is detached from the main building with the exception of the ground floor. Please confirm that it is just the ground floor plan that you need?
- As above, the proposal is a new development that just so happens to be attached to the ground floor rear of the building. It does not project beyond the side elevations and will not be visible at all within the front elevation. Please confirm that a front elevation is not required on this basis?
- There is no second floor accommodation and so please confirm that a proposed second floor plan is not required?
- A Foul Water Statement will be provided to you shortly
- A completed legal agreement at validation stage has not been required with any other application that we have submitted under the current validation list? Please confirm why this is required before validation for this application? It maybe possible to provide a draft, but it is contrary to the PPG and established government guidance to require a completed and signed UU before the application has even been registered.

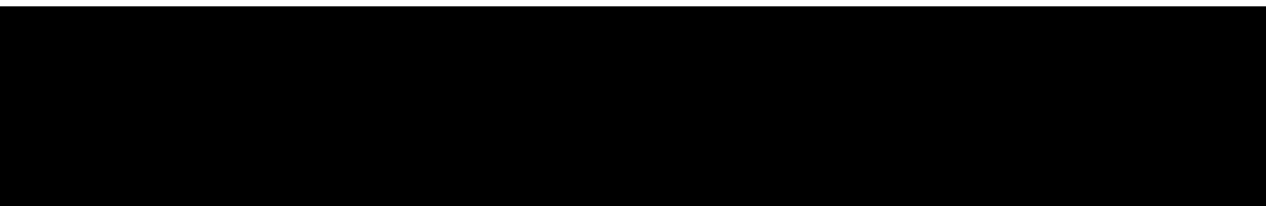
Please keep hold of this application until further notice. We will be submitting some additional information. We also require your response as requested above.

Thank you

Kind Regards,

James

James Hutchison MRTPI
Planning Director



Registered Company No: 09991331

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 19 May 2021 08:25

Subject: Request for further information BR/119/21/PL

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

DX 57406 Littlehampton

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