

From: Simon Davis
Sent: Tuesday, February 13, 2024 5:19 PM
To: 'Ruth Harding' [REDACTED]
Subject: RE: BR/97/22/PL Royal Bay

Dear Ruth,

Thanks for the reply.

The amenity space 'drawing' is acceptable for our purposes and so I consider this point closed.

I am also happy to proceed with the s106 agreement to secure a contribution of £9,380. I agree with you that the shared living arrangement does reduce the potential for the keeping of pets, but I still think we'd want to impose a formal restriction to this effect. Note it would be specific to dogs as the issue is dogs being exercised at the Harbour and let off a lead.

You will need to provide the draft agreement to us for us to check. Please see our website: <https://www.arun.gov.uk/planning-obligations> and the section marked "Contribution for access management at Pagham Harbour". You will need to pay the £200 fee online, but can you send the draft agreement and relevant title deed information to me (note the request for a hard copy of the agreement). Once received, I will instruct Legal.

Lastly, I note that amended plans (Location Plan, GF Layout, Addendum DAS and 3 x photos) were received by us on 06/09/23 but these have not been added to the file by either of the previous officers. Please advise whether you still want these adding to the submission. Can you also advise what the changes were as, assuming these do need to be added, I need to determine whether it is necessary to re-consult anyone.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer, Directorate of Growth
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From: Ruth Harding [REDACTED]
Sent: Monday, February 12, 2024 5:06 PM
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: BR/97/22/PL Royal Bay

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Dear Simon

Thank you for your emails regarding the above planning application.

Having discussed with the Applicant, I can respond as follows:-

Regarding the amenity space, I trust you can accept the attached document. The map extracts are derived from Magic Maps and are accurate measuring tools. They demonstrate the amount of amenity space that is related to the property and thereby should be sufficient for the Council's purposes to assess this aspect of the application. To obtain a revised layout plan will require the Applicant to source and instruct a measured survey plan which will add further time and cost to the process. I would also add, in any event, adherence to the Council's guidance on amenity space should not be determinative, particularly given that the decision-making process should be based on the 'tilted balance' set out in the NPPF (i.e. any adverse impacts would need to significantly and demonstrably outweigh the benefits). I would appreciate your confirmation on this particular matter.

I can confirm that the Applicant agrees to enter into a S106 legal agreement to secure the required Pagham Harbour mitigation monies on the basis of the 50% reduction of the figures set out in your email of 5th February (i.e. £9,380). Regarding the query about pets, as you will see from the application documentation, the proposed use is not a normal residential use. Bedrooms are mostly shared and workers live communally. This use does not in any way (not least in any practical sense) lend itself to the keeping of pets. Nevertheless, the Applicant is happy to accept a planning condition to that end.

Lastly, I note your preference for the application to be withdrawn and re-submitted. With respect, I can see no reason why this should be necessary, particularly as the delays have not been on the Applicant's side. A new planning application will add considerable time and money to the process. If the issue is about the Council's statistics/performance, the Applicant would be happy to agree a retrospective extension of time.

I look forward to hearing from you on the above points.

Many thanks and kind regards

Ruth Harding

Ruth Harding (BSc, MA, MRTPI)
Gemini Planning Services Ltd



From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: Wednesday, February 7, 2024 3:39 PM
To: Ruth Harding [REDACTED]
Subject: RE: BR/97/22/PL Royal Bay

Dear Ruth,

I have spoken to my Team Leader regarding the amenity space issue. We have had regard to your comments on the space available, the quality of the spaces, the proximity to nearby public recreation areas and the recent appeal decisions. In conclusion, we can agree that the space the site offers is acceptable but provided you can supply us with a plan which we can put on the file that clearly shows the 133m2 that is claimed. Whilst, we have identified the areas you talk about, the plan you provided to Maria in September does not indicate all of these areas and is not to scale.

This then leaves the Pagham, Harbour Agreement as the only outstanding issue and I await your comments on this.

Kind Regards

Simon J Davis MRTPI
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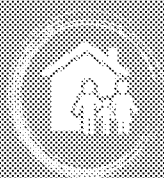
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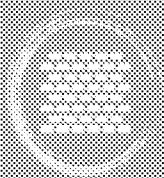
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