

From: Amanda Scholes on behalf of Planning.Responses
Sent: 22 February 2021 11:36
To: Planning Scanning
Subject: FW: Planning Consultation on: CM/53/20/PL

Amanda Scholes

T: 01903 737453
E: amanda.scholes@arun.gov.uk



To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter **[here](#)**



From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 22 February 2021 11:28
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Consultation on: CM/53/20/PL

Please scan as EOT agreement

Anita Gardner
Principal Planning Officer,
Directorate of Place

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

Sign up to our newsletter **[here](#)**



To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

From: Kerry Simmons [REDACTED]
Sent: 22 February 2021 10:13
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Planning Consultation on: CM/53/20/PL

Hi Anita,

Apologies – please accept this email as agreement to the extension of time until 26 February 2021.

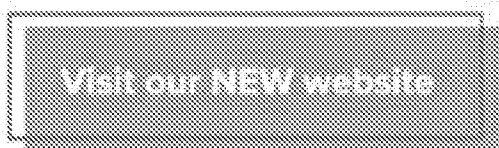
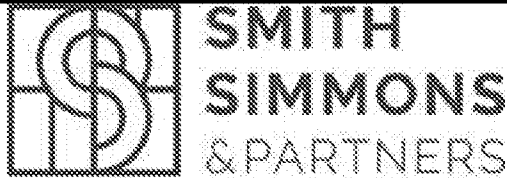
I'm expecting to be able to withdraw the application tomorrow – on receipt of instructions from the applicant.

Would it be possible to have a quick chat about plot 4? We are looking to withdraw and redesign this plot – potentially to a meaningful 1.5 chalet style wot reduce the eaves on the boundary and move the side elevation off the boundary.

Thanks,

Kerry

Kerry Simmons
Partner



From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 22 February 2021 09:29
To: Kerry Simmons [REDACTED]
Subject: RE: Planning Consultation on: CM/53/20/PL

Hi Kerry,

I am anxious that to date you haven't agreed to the requested EOT. Please could you confirm by the end of today.

Regards

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place

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



Sign up to our newsletter [here](#)



To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

From: Kerry Simmons [REDACTED]
Sent: 18 February 2021 12:46
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Planning Consultation on: CM/53/20/PL

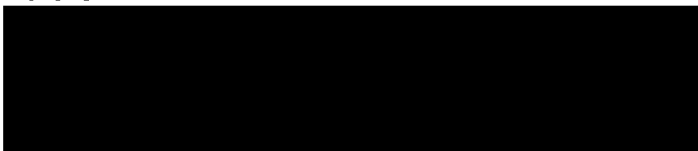
Hi Anita,

Thank you for the clarification it's very helpful. I am just seeking instructions from the applicant to agree the extension of time/withdraw the application.

Many thanks and kind regards,

Kerry

Kerry Simmons
Partner



Visit our **NEW** website

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 17 February 2021 18:02
To: Kerry Simmons [REDACTED]
Subject: RE: Planning Consultation on: CM/53/20/PL

Hi Kerry,

Without prejudice to the requested withdrawal of this application I would re-iterate that there are concerns regarding the proximity of the proposed dwelling at plot 4 to the side boundary with 30 Appletree Walk. The 45 degree rule is accepted as more relevant to an extension setting, but it serves to demonstrate that the outlook from rear windows is important and is a base for assessing these relationships. The Design Guide includes a section on backland development which is also relevant and states 'Backland developments should demonstrate an understanding of any potential effects on the character and amenities of the neighbouring urban area. As a general rule, backland developments should be subservient to existing properties, and their layout should seek to maximise the outlook of neighbours. Proposed building scales and development densities should address the characteristic urban development patterns of previous backland developments in the area.'

Plot 4 does not accord with this guidance. It cannot be described as maximising outlook or subservient given its height and proximity to the boundary. The gap to the boundary should be dimensioned and increased, or the height of the dwelling reduced adjacent to the boundary. In my view, although the garden to no 30 may receive an acceptable amount of sunlight/daylight from the south and west the dwelling would have an overbearing impact on the users of this garden since it extends to approximately half of the garden length.

I trust this better clarifies the issue with plot 4.

I look forward to receiving your agreement to the requested extension of time to allow for your client to consider withdrawal of the application.

Regards

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place

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



Sign up to our newsletter [here](#)



To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

From: Kerry Simmons [REDACTED]
Sent: 15 February 2021 14:54

To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Planning Consultation on: CM/53/20/PL

Hi Anita,

I am emailing to update you on our progress in responding to the queries that have been raised on the above application.

Drainage: we have liaised with our client and the drainage engineer and they have confirmed that the application site benefits from rights to connect into the drainage at Scyld and that these rights were secured when the right of access to the application site across land at Scyld was agreed. We trust this clarification is sufficient for the Council's Drainage Engineer's purpose.

Plot Positions: we have reviewed the site layout against the points you raise with reference to the Arun District Design Guide (SPD Jan 2021) and confirm that:

Plot 2: requires only a minor adjustment to the footprint – this work is underway and will further inform the tree survey.

Plot 4: we would like to clarify whether the 45 degree rule is strictly relevant to the relationship between plot 4 and the neighbouring property at 30 Apple Tree Walk; there would be a significant gap between the rear of no. 30 and the proposed house at plot 4 as shown on the extract site plan below. Our understanding of the 45 degree rule is that it applies where there the development would result in a continuous built form along the side of an existing dwelling, and is traditionally applied to assessing the impact of an extension on an existing dwelling. Due to the orientation of the properties no. 30 will continue to receive uninterrupted sunlight/daylight from the south and west as the proposed unit is positioned to the north and will also enjoy a large gap between its rear elevation and side elevation of plot 4. Based on this information it is considered that plot 4 would have an acceptable relationship with no. 30 Apple Tree Walk.



Trees: we can confirm that the requested tree survey is underway and will be updated on the adjusted footprint to plot 2. The arboriculturist has confirmed that the layout can be achieved without detriment to retained and off-site trees, as advised by Mark Warwick in his consultation comments.

Based on the above information are you happy to agree an extension of time to receive the substitute plans for plot 2 and the additional tree information?

Many thanks and kind regards,

Kerry

Kerry Simmons
Partner



Visit our NEW website

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 10 February 2021 16:42
To: Kerry Simmons [REDACTED]
Subject: FW: Planning Consultation on: CM/53/20/PL

Hi Kerry,

I have spoken to our drainage engineer and there is an issue that any drainage is likely to be dependant on the adjacent site Scyld and it is not clear from the details submitted that the developers of that site would be willing to allow your client the opportunity to utilise any drainage agreed for their site. It seems unlikely that this can be resolved quickly so I would suggest that the application is withdrawn to allow time for discussion between the relevant parties. The application expires tomorrow so I would be willing to agree to an EOT until 18-02-2021 to allow you time to discuss with your client, but this would need to be agreed with you by return.
If the identified tree, drainage and plot position issues can't be resolved in the short term the application is likely to be refused.

Regards
Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place

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



Sign up to our newsletter [here](#)



To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

From: Anita Gardner
Sent: 09 February 2021 12:32
To: [REDACTED]
Subject: FW: Planning Consultation on: CM/53/20/PL

Hi Kerry,

Engineer's response has now been received. Please see below. Can you let me know how it is proposed to drain the site in a worst case/no infiltration scenario? If this information can't be provided within the next 14 days it may be best to withdraw the application and resubmit at a later date when all details are available.

Regards

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place

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



Sign up to our newsletter [here](#)



To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>
Sent: 09 February 2021 12:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>; Laura Gibbons <Laura.Gibbons@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>
Subject: RE: Planning Consultation on: CM/53/20/PL

Engineers Comments Regarding Surface Water Drainage

At this stage no serious consideration has been given as to how to drain surface water from the site. Within the Flooding and Drainage Statement the applicant states that they are happy for this to be dealt with via condition, understanding the necessity for winter groundwater monitoring and infiltration testing. The applicant expects to drain the site via soakaways in the property gardens, or in shallow soakaways and permeable paving if groundwater is evidenced at shallow depth.

Ground investigation results from neighbouring sites evidence that infiltration is highly unlikely to be suitable at this location due to the presence of high groundwater (0.3mbgl). Therefore, a connection to the watercourse along

Horsemere Green Lane is likely to be required. It is unclear how this will be possible as the site is land locked and the shallow falls across the site to the watercourse. We note that the site access is via the proposed development at Scyld. We would therefore suggest that the two sites will require a drainage scheme that works together, however the drainage scheme for Scyld as it currently stands would not have capacity to drain any additional water.

Therefore I wish to lodge a holding objection to this application.

To overcome our holding objection we request that the applicant submits details of how they propose to drain the site in a worst case/no infiltration scenario. If this information is not provided prior to determination it is likely that the layout will unduly bias the design of surface water drainage and could result in flooding being increased elsewhere.

2020

<http://www.arun.gov.uk>
DX 57406 Littlehampton
You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>
DX 57406 Littlehampton
You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>
DX 57406 Littlehampton
You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.