

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 12 January 2022 08:19
To: Planning Scanning
Subject: FW: CM/64/21/PL - Land near Church Farm Barn - WITHDRAWAL

AMANDA SCHOLES
PLANNING RECEPTIONIST



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From: Amy Myer [REDACTED] k>
Sent: 11 January 2022 19:19
To: Planning.Responses [REDACTED]
Subject: FW: CM/64/21/PL - Land near Church Farm Barn - WITHDRAWAL

THANKS
AMY

From: Nik Antoniou [REDACTED]
Sent: 11 January 2022 17:43
To: Amy Myer <[REDACTED]>
Subject: Re: CM/64/21/PL - Land near Church Farm Barn - UPDATE REGARDING TREE COMMENTS - URGENT.

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Hi Amy

Obviously as you can imagine this is really frustrating and disappointing given how hard we worked to get the additional information to you. I am sure if the Officer made a site visit rather than a desktop study he would see that there are no issues. That said, we want to work with the LPA and to assist you given the assistance you have shown us we will withdraw the application.

What I would ask is that you flag to your line manager as per our previous written exchanges that you were going to recommend approval of the application and we would expect a consistent approach from the next officer. As you can imagine if Mrs Rudd is now going to commission a tree report and have to endure another application the last thing that we would want is to be faced with a completely different stance!

Finally, if there is anything further that springs to mind that you think we might need then do let me know.

Many thanks

Kind regards

Nikolas Antoniou
BSc HONS DIPTP MRTPI
Chartered Town Planner
For and on behalf of NJA Town Planning Limited
[REDACTED]

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On Tue, 11 Jan 2022 at 16:13, Amy Myer [REDACTED] wrote:

Hi Nik

Thanks for the attached documents.

I have just received late yesterday the comments from our Tree Officer, and unfortunately it is not good news. They have raised an objection, as attached.

As such, this would result in a reason for refusal on the current scheme so I cannot write it up with a recommendation of approval for Feb Committee (the deadline of which for reports is tomorrow so there is no scope to do the Tree Report and take to Committee etc. before the current EOT expires on 4th Feb).

I have discussed with Managers and they have said the options are either to withdraw the current application (and re-submit with Tree Report) else we will have to refuse the current application.

As mentioned, I am due to leave ADC next week and so have limited time to write this up for refusal if that is how you wish to proceed. As such, can I ask that you confirm ideally today by return of email and if not by 10am tomorrow if you wish for us to proceed to issue the refusal or else withdraw it?

Kind regards,

Amy

Amy Myer
BA Hons, MSc Spatial Planning, MRTPI

Senior Planning Officer
Directorate of Place



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From: Nik Antoniou [REDACTED]
Sent: 06 January 2022 18:11
To: Amy Myer [REDACTED]
Subject: Re: CM/64/21/PL - Land near Church Farm Barn - EOT

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Dear Amy

Further to our correspondence before Christmas please find attached two documents. One is a supplementary planning document for me regarding the principle of development and further policy compliance. The other is a professionally produced Ecological Mitigation and Enhancement Plan.

I hope these two documents together enable you to recommend the application positively as indicated.

Kind regards

Nikolas Antoniou

BSc HONS DIPTP MRTPI

Chartered Town Planner

For and on behalf of NJA Town Planning Limited

[REDACTED]



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On Tue, 21 Dec 2021 at 16:51, Amy Myer <[REDACTED]> wrote:

Great thanks for confirming the EOT Nik

And look forward to receiving the additional EMP statement and BNG by 10th Jan

Have a good Christmas if we do not speak before then and hope you get some more sleep!

Amy

From: Nik Antoniou <[REDACTED]>
Sent: 21 December 2021 16:27
To: Amy Myer <[REDACTED]>
Subject: Re: CM/64/21/PL - Land near Church Farm Barn - EOT

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Hi Amy

Thank you and EOT to the 4th February agreed.

I have already written off to the ecologists to make sure we can get info to you by the 10th Jan all being well.

Thank you for your help

Kind regards

Nikolas Antoniou

BSc HONS DIPTP MRTPI

Chartered Town Planner

For and on behalf of NJA Town Planning Limited



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On Tue, 21 Dec 2021 at 16:15, Amy Myer [REDACTED] wrote:

Hi Nik

I understand, and actually as it stands the Parish Council have objected, so we would need to take it to Planning Committee anyway for a decision.

The next available one being February (2nd), so can I suggest we agree an EOT until end of that week, 4th February?

This will need to be on the proviso that you provide the BNG Plan and Statement re EMP DM1 to by no later than 10th January (to meet our deadline for Committee reports in Jan).

Please email me back today to agree to an EOT until 4th February 2022 so we can deal with the application on this basis.

Kind regards,

Amy

Amy Myer
BA Hons, MSc Spatial Planning, MRTPI

Senior Planning Officer
Directorate of Place



[REDACTED]

[REDACTED]

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From: Nik Antoniou [REDACTED]
Sent: 21 December 2021 14:57
To: Amy Myer [REDACTED]
Subject: Re: CM/64/21/PL - Land near Church Farm Barn - UPDATE ON RECOMMENDATION

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Hi Amy

Thank you for your email and potentially revised position.

The problem that I have is that the ecologists I use are not going to be able to do anything in 48 hours. They will need to be introduced to the client whom I will need to explain the issues to in the first place, gain instructions and then make a site visit etc. etc. I too might need more than 48 hours.

Can we agree an EOT for say end of third week of Jan? This gives me the first couple of weeks to get an ecologist instructed to do the necessary BNG plan.

Any other time of year I can get things done quicker but many companies have already closed and dont open until the 2nd !

Kind regards

Nikolas Antoniou

BSc HONS DIPTP MRTPI

Chartered Town Planner

For and on behalf of NJA Town Planning Limited

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On Tue, 21 Dec 2021 at 14:52, Amy Myer [REDACTED] wrote:

Hi Nik

Oh dear, I hear you re the sleep issues!

Ok – so I have spoken with the Ecology Officer and on reviewing photos etc. they agrees the site does lack habitat complexity and appears to be of local ecological value. With that in mind, she is happy to proceed with conditions re bat lighting, reptile site management, wild nesting birds, hedgehogs and BNG (note this is needed for all apps of any type and scale given requirements of the Environment Act). Please see below comments in full.

Please therefore email me a BNG Site Plan with biodiversity enhancement features and labels clearly annotated.

Re the issue of principle and EMP DM1 (a) I am of the view that this justification is acceptable, but you will need to formalise this please more within a short statement i.e.

- Caravan storage use is land-hungry use, harder to locate within BUABs
- Many other examples of caravan storage type uses in rural areas outside the BUABs within ADC – please provide some examples
- Any other factors why it needs to be located here etc.
- Context – why it is reasonable and appropriate i.e. development surrounding industrial estate, screening etc.

Please email me the BNG and short statement re policy EMP DM1 by COB this Thursday 23rd Dec.

I should then (subject to acceptable trees officer comments, still awaiting) be in a position to recommend approval subject to conditions in the first week of Jan.

Kind regards,

Amy

Bats

The lighting scheme for the site will need to take into consideration the presence of bats in the local area and the scheme should minimise potential impacts to any bats using the trees, hedgerows and buildings by avoiding unnecessary artificial light spill through the use of directional light sources and shielding.

Guidance outlined in the new Bats and Lighting Publication produced by the Institution of Lighting Professionals and the Bat Conservation Trust "Guidance Note 08/18 Bats and artificial lighting in the UK Bats and the Built Environment series publication should be adopted into the site plans (http://www.bats.org.uk/news.php/406/new_guidance_on_bats_and_lighting).

Reptiles

To ensure the site remains unsuitable for reptiles, continued management of the site must take place to ensure reptile habitat does not develop onsite. If this is not possible then a precautionary approach should be taken within the site with regards to reptiles. This involves any removal of scrub, grassland or ruderal vegetation to be done sensitively and done with a two phased cut.

Nesting Birds

Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March – 1st October. If works are required within this time an ecologist will need to check the site before any works take place (within 24 hours of any work).

Hedgehogs

Any brush, compost and/or debris piles on site could provide shelter areas and hibernation potential for hedgehogs. These piles must be removed outside of the hibernation period mid-October to mid-March inclusive. The piles must undergo soft demolition.

Enhancements and Biodiversity Net Gain

In line with Policy ENV DM5 of the Arun District Local Plan information on Biodiversity Net Gain needs to be provided as part of the planning application prior to determination. Further information is required demonstrating what will be included within the scheme. Examples of what we would be expecting to see include;

- Any trees removed should be replace at a ratio of 2:1
- Wildflower meadow planting used
- Filling any gaps in tree lines or hedgerows with native species

- Bat bricks / tiles are integrated into the buildings onsite facing south/south westerly positioned 3-5m above ground.
- Bird box to be installed on the buildings / and or tree within the garden of the property.
- Grassland areas managed to benefit reptiles.
- Log piles onsite
- We require that gaps are included at the bottom of the fences to allow movement of small mammals across the site
- One hedgehog nesting box included on the site

Amy Myer
BA Hons, MSc Spatial Planning, MRTPI

Senior Planning Officer
Directorate of Place



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From: Nik Antoniou [REDACTED]
Sent: 21 December 2021 08:08
To: Amy Myer [REDACTED]
Subject: Re: CM/64/21/PL - Land near Church Farm Barn - UPDATE ON RECOMMENDATION

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Hi Amy

Thank you for your email. Not a lot of sleep with a 3 week old.....

With regards to the two points you raise.

Caravan storage by its very nature requires a lot of land as caravans are not small. All caravan storage sites that I can recall have been in rural areas as the land is just not available in urban areas. I believe a google search of caravan storage sites within the Arun District show the majority to be in rural locations outside BUAB's so there is nothing inherently wrong or unusual in this case. When you look down on this site from google you will see that its bound by the industrial estate to the north and frontage development to Horsemere Lane to the south and landscaped to the east. The site is therefore well screened and secluded and in my view would have limited visual impact and because of the existing screening could be argued to be sympathetic to the surrounding area.

i am struggling to understand the requirement from the Council's ecologist. The application site is mowed flat paddock seeming devoid of anything. Had the site had long grasses, a range of flora and fauna then a Phase 1 survey would have been submitted with the application. Given the proposed use is low impact storage I am struggling to see the benefit of BNG plan.

All things considered would it be possible to agree an EOT to allow me to revisit the ecology side of things? if I were to get an ecology report / BNG to you then the only reason for refusal if at that time your views remain the same would be the matter of principle.

Kind regards

Nikolas Antoniou

BSc HONS DIPTP MRTPI

Chartered Town Planner

For and on behalf of NJA Town Planning Limited

[REDACTED]

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On 20 Dec 2021, at 21:45, Amy Myer <[REDACTED]> wrote:

Dear Nik

Hope you and family are doing well.

I've now had chance to review this application at Team case review and unfortunately I have to inform you that we would be recommending refusal based on the following reasons, in summary:

- Lack of justification against Local Plan policy EMP DM1 for employment/B8 use in the countryside – e.g. (a) no acceptable alternative can be identified. No justification for this countryside location or why it cannot be located within a site within the BUAB have been provided. A statement to this effect would need to be provided before this site could be considered acceptable in principle for this use within this location. And not complied with (f) a sympathetic relationship to the surrounding areas which shows consideration of... the opportunities to deliver on-site habitats and protect key species - as no Ecology Report or Biodiversity Net Gain (BNG) Plan submitted.
- Ecology – the Council's Ecology Officer has raised an issue in respect of the lack of an Extended Phase 1 Habitat Survey, stating that given the size and location of the site this is needed. As such, this is required prior to determination of an application to establish if protected species are present and if so further species-specific surveys and mitigation strategies would be required. A BNG Plan is also required. I'm afraid this is a 'show-stopper' on the current application, as we are not in a position to grant an Extension of Time that would allow for the necessary Phase 1 Survey to be undertaken.

All other matters such as visual, heritage, residential amenity, drainage and highways impacts appear to be acceptable, subject to planning conditions.

However, due to the 2 issues identified above, we are in the position that unfortunately we would either have to refuse the current application on this basis, or you could withdraw it and re-submit in the new year once the EMP DM1 statement and ecology survey (and any associated surveys and mitigation report) have been undertaken. I am awaiting Tree Officer comments to confirm if it is acceptable in this respect too.

As the decision on the current applications is due in early Jan, 5th January, please could you email me by COB this Weds (22nd Dec) to confirm if you wish to withdraw the current application?

Kind regards,

Amy

Amy Myer
BA Hons, MSc Spatial Planning, MRTPI

Senior Planning Officer
Directorate of Place

<image002.jpg>



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<image013.jpg>

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From: Nik Antoniou <[REDACTED]>
Sent: 03 December 2021 09:40

To: Amy Myer [REDACTED]
Subject: CM/64/21/PL - Church Farm Barn

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Dear Amy

To give you a bit of context the applicant Linda Rudd has historically had links to the Rudford Industrial Estate just to the north and is well known to the Council over many years given the significance of the employment site.

It is fair to say that there has been a huge increase in house building within the Arun District and this, coupled with the Pandemic and rise in staycation means there has been an exponential growth in caravan ownership. Many of the new houses granted by the Council are so dense that it is not possible for caravan owners to store their caravans at their residential properties. As a result the applicant has been inundated for caravan storage requests. She already runs storage sites within the District but there is desperate need for more capacity which this application would help address.

Once you have had a chance to look at it in more detail, I would welcome some dialogue and your initial views.

Kind regards

Nikolas Antoniou

BSc HONS DIPTP MRTPI

Chartered Town Planner

For and on behalf of NJA Town Planning Limited

[REDACTED]

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