

[REDACTED]

[REDACTED]

From: Adrian Burrows [REDACTED]
Sent: 22 May 2019 09:17
To: Stuart Corbey
Subject: Fwd: FP/30/19/PL - 10 South Road Felpham - Demolition of chalet & erection of 1 No. 4 bedroom chalet (resubmission following FP/234/17/PL)

Dear Stuart,

I wonder if you could please confirm whether the contents of my email (below) dated 13th may 2019 are correct.

Many thanks in advance,

Adrian.

Begin forwarded message:

From: Adrian Burrows [REDACTED]
Subject: Re: FP/30/19/PL - 10 South Road Felpham - Demolition of chalet & erection of 1 No. 4 bedroom chalet (resubmission following FP/234/17/PL)
Date: 13 May 2019 at 16:41:43 BST
To: Stuart Corbey <Stuart.Corbey@arun.gov.uk>

Dear Stuart,

thanks for the below.

from what we can see on your portal the CDC ecology team have written to you dated 3rd April asking for a bat report.

If we understand correctly, we sent this to you by email on or around 28th March and it confirms there is no evidence of bats.

we imagine that the CDC ecology team had made their consultation response before seeing the report(?)

Please could you confirm what further information is required?

many thanks in advance,

Adrian.

On 9 May 2019, at 18:04, Stuart Corbey <Stuart.Corbey@arun.gov.uk> wrote:

Adrian,

I trust by now you have been able to view the ecology comments and that there is a need for further information at the application stage so that we can consider the impact of the development?

Please see the comments online and we look forward to hearing how this information can be forthcoming to aid the LPA assessment of the site development .

Kinds regards

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) | Location: First Floor , Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37784 | External: +44 (0) 1903 737500 Ext: 37784 | E-mail: stuart.corbey@arun.gov.uk

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Stuart Corbey

Sent: 29 March 2019 10:30

To: 'Adrian Burrows'

Subject: FP/30/19/PL - 10 South Road Felpham - Demolition of chalet & erection of 1 No. 4 bedroom chalet (resubmission following FP/234/17/PL)

A,

My mistake, with the consultation going on today on biodiversity the earliest decision we can work towards at this present time is 16th April including the ecology consultation period.

Please respond and accept this revised date.

Had you also mentioned submitted some further info to support your case?

Thanks

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) | Location: First Floor , Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37784 | External: +44 (0) 1903 737500 Ext: 37784 | E-mail: stuart.corbey@arun.gov.uk

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From: Adrian Burrows [REDACTED]

Sent: 29 March 2019 09:39

To: Stuart Corbey

Subject: Re: FP/249/18/PL : South Road Felpham Planning Statement

Dear Stuart,

thank you for the below.

we are willing to grant an extension of time until 10th april.

I appreciate the invitation to provide further information in respect of the application but we are not inclined to add any further rationale behind the planning statement. Our position is that there is a presumption in favour of sustainable development on this site and this has been stated by a previous inspector. The scheme is sustainable. Therefore, either it should be approved on that basis or the onus is on the decision makers to find reasons to refuse it. WE are unaware of any reasons to refuse and we submit that the application complies with all Local and National planning policy guidance. please determine the application on the evidence before you.

thanks,

Adrian.

On 28 Mar 2019, at 17:06, Stuart Corbey <Stuart.Corbey@arun.gov.uk> wrote:

Adrian,

Unless you've missed out a few pages to you submission we are not quite understanding how the DAS/Statement dated the 12th March 2018 provides the relevant justification on the basis of the Policy provision?

The previous proposal on the site was considered before the 2018 Local Plan was adopted, therefore it is even more important that your justification of the case is based adopted plan.

In addition following the Biodiversity information as submitted a further 14days consultation will need to go ahead to allow for local residents to comment interested parties.

I would like to invite us working towards a revised decision date of Wednesday 10th April 2018.

An agreement to an extension of time for the above date would also be helpful.

We look forward to your correspondence.

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) | Location: First Floor , Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37784 | External: +44 (0) 1903 737500 Ext: 37784 | E-mail: stuart.corbey@arun.gov.uk

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From: Adrian Burrows
Sent: 27 March 2019 10:56
To: Stuart Corbey
Subject: Re: FP/249/18/PL : South Road Felpham Planning Statement

Hi Stuart,

I regret, I'm slightly confused.

The planning statement I sent on 12th March explains that the design concepts are in direct response to the inspectors decision and the design concepts have been specifically tailored to systematically address each of the inspectors concerns.

Does that now make sense?

Thanks,

A

On 27 Mar 2019, at 09:51, Stuart Corbey <Stuart.Corbey@arun.gov.uk> wrote:

Morning Adrian,

Further to your email dated 12th March, I recall from our meeting I asked you to provide a justification in light of the appeal decision, and not just simply the design concepts.

National guidance:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

The Local Plan (2018) policies:

DDM1 D DM1 Aspects of form and design quality

DDM2 D DM2 Internal space standards

TSP1 T SP1 Transport and Development

DSP1 D SP1 Design

WDM3 W DM3 Sustainable Urban Drainage Systems

Neighbouring Plan (for Felpham) policies:

Felpham Neighbourhood Plan 2014 POLICY ESD1

Felpham Neighbourhood Plan 2014 POLICY ESD11

Felpham Neighbourhood Plan 2014 POLICY ESD5

Felpham Neighbourhood Plan 2014 POLICY ESD10

Felpham Neighbourhood Plan 2014 POLICY ESD8

Design of new development

Increasing the energy efficiency of our buildings

Surface water management

Design details

Building design

This further justification of your case would be helpful to allow the Authority to assess the merits of the case going forward.

In addition thank you for the street scene plan which has now been added to the file.

I look forward to this further information.

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, [Arun District Council](http://www.arundistrictcouncil.gov.uk) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37784 | External: +44 (0) 1903 737500 Ext: 37784 | E-mail: stuart.corbey@arun.gov.uk

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From: Adrian Burrows [REDACTED]
Sent: 12 March 2019 18:06
To: Stuart Corbey
Subject: south road felpham planning statement

Dear stuart,

Furten to our site meeting which enabled you to gain access, I now attach a planning statement which seeks to explain the design concepts.

as a further thought, we have no objection to adding a condition saying that the driveway and turning areas can be a semi permeable "green" surface such as the crate structures that allow grass to grow up through it.

additionally, we have no objection to adding a condition that the roof to the bin, bike and delivery sheds all be in sedum.

both solutions add the desire to be sustainable, assist drainage and create a more verdant and soft landscape.

I also plan to provide a street scene as requested.

I trust this is in order,

kind regards,

Adrian.
Adrian Burrows
[REDACTED]

<http://www.arun.gov.uk>
DX 57406 Littlehampton

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<ADC.southrdStatement.11.3.19 BS EDIT.PDF>

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