

[REDACTED]

From: Oliver Woolf [REDACTED]

Sent: 24 February 2022 15:00

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Cc: Whitaker, Lydia [REDACTED]; May, Dylan [REDACTED] Bryony Stala

Subject: RE: LU/116/21/PLB- Land South of the Academy

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Hi Anita,

Thank you for this email and for the list of pre-commencement conditions. We are considering the conditions with the project team and hope to provide a response to you tomorrow.

With regard to progress of the delegated report and accompanying conditions please can you confirm that we can still expect these by 02 March? Please let me know if there is any assistance I can provide.

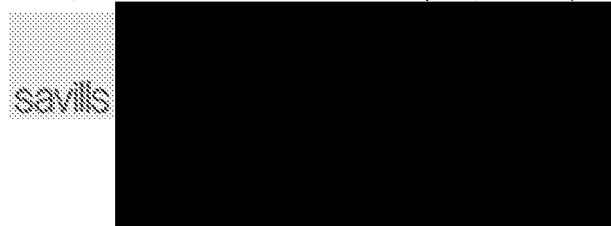
With regard to the S106 the applicant's solicitor is willing to support in any way to bring forward the signing date. Can you please reiterate this to your solicitor? The applicant is willing to grant an extension of time until 07 March 2022 to enable the S106 to be completed and signed and the decision issued.

Thank you,

Oliver

Oliver Woolf MRTPI
Senior Planner
Central South Planning

Savills, Mountbatten House, 1 Grosvenor Square, Southampton, SO15 2BZ



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 23 February 2022 10:39

To: Oliver Woolf [REDACTED]

Subject: RE: LU/116/21/PLB- Land South of the Academy

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Hi Oliver,

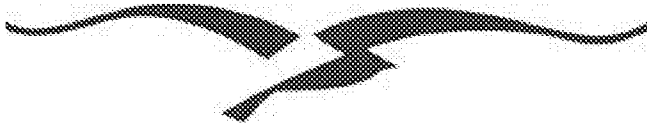
Thanks for clarifying.

I have been liaising with our Solicitor who has advised that completion of the Agreement will not be possible by next Wednesday. She has requested a further 3 weeks. Can we agree an EOT until 18-03-2022 to accommodate this?

Regards

Anita

Anita Gardner
Principal Planner



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

From: Oliver Woolf [REDACTED]
Sent: 23 February 2022 08:47
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Bryony Stala [REDACTED]
Subject: RE: LU/116/21/PLB- Land South of the Academy

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Hi Anita,

With regard to heritage please see pages 19 & 20 of the planning statement in which both the conservation area and listed buildings have been addressed.

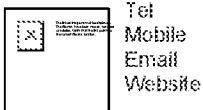
Thank you for your update on the S106, which I will feed back to the client and solicitors. If you could continue to pressure the Council team I will ask the client to do the same our side.

Best regards,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

Savills, Mountbatten House, 1 Grosvenor Square, Southampton SO15 2BZ



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 22 February 2022 18:16
To: Oliver Woolf [REDACTED]
Subject: RE: LU/116/21/PLB- Land South of the Academy

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Thanks Oliver.

I have looked through the Planning Statement and can find no heritage section. At pre app stage you were advised xxn---mo0a.to the south of the site is the East Street Conservation Area and Grade II listed Care Home some 400m away.

The Council's Conservation Officer has confirmed that the applicant should consider the impact that the proposal will have upon the conservation area which is located a distance to the south of the site. This assessment could consider whether there is some, albeit limited, inter-visibility between the site and the conservation area and whether there is any impact. It is suggested a Heritage Statement is submitted at application stage to address this.'

Can you advise where I can find the information to address these comments?

I am also not sure how the draft agreement is progressing. I last spoke to our solicitor on Thursday and he felt that completion within a week may not have been realistic. Do you have an update? It maybe that a further EOT will be necessary to allow completion.

Regards

Anita

Anita Gardner
Principal Planner



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E: anita.gardner@arun.gov.uk

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

From: Oliver Woolf [REDACTED]
Sent: 22 February 2022 17:53
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: LU/116/21/PLB- Land South of the Academy

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Dear Anita,

Thank you for the email.

I have requested the BNG information.

With regard to M4(2) and (3) I know we are providing 2 of the latter in the north row of dwellings opposite the POS, which are identified by larger drives. I also believe the apartments are all M4(2) and have requested clarification on these and the rest of the dwellings.

Thank you,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

Savills, Mountbatten House, 1 Grosvenor Square, Southampton SO15 2BZ



Tel
Mobile
Email
Website



Before printing, think about the environment

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 22 February 2022 17:16

To: Oliver Woolf <>

Subject: LU/116/21/PLB- Land South of the Academy

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Dear Oliver,

I am starting to write the report for the above application and should be in a position to forward pre commencement conditions to you for agreement tomorrow.

In the meantime can you advise on the following:

- The percentage biodiversity net gain and
- Compliance with Arun DC internal policy on the provision of housing accommodation to provide for an ageing generation ("Accommodation for Older People and People with Disabilities", 2020). This is not adopted policy or a supplementary planning document but is considered to have some weight as a material planning consideration. It is supported by references in ALP policies D DM1 & D DM2. This requires at least 50% of the homes to be designed to the M4(2) standard, and some to meet M4(3) i.e. be wheelchair accessible.

This level of provision cannot be secured by an appropriately worded condition as the dwelling design needs to be approved at application stage. The proposal does not appear to include such provision please advise.

Regards

Anita

Anita Gardner
Principal Planner



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www.arun.gov.uk

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

DX 57406 Littlehampton

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