

[REDACTED]

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Oliver Woolf [REDACTED]
Sent: 10 March 2022 16:53
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
[REDACTED]

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

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Dear Anita,

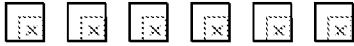
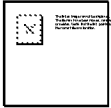
Thank you for the email and I look forward to your thoughts on the conditions.

Regarding the extension of time, we have a draft of the S106 and our understanding is that comments from the AH officer are the only matter outstanding. As a result 3 weeks to finalise and sign the S106 seems excessive. We also understand that the report is largely complete and nearly ready for Juan's review. On 23 February 2022 you proposed an extension of time until 18 March 2022. Due to the progress that has been made since then we view this date as reasonable and would agree to an extension of time until that date. Is there any reason why this date would not be achievable?

Thank you,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 10 March 2022 11:23
To: Oliver Woolf 
Subject: RE: LU/116/21/PLB- Land South of the Academy

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Dear Oliver,
I am hoping to look through your suggestions regarding condition wording tomorrow.
I have spoken to our solicitor who does not think 15-03-2022 is an achievable target. She is requesting an additional 3 weeks to ensure completion. I would therefore propose a further EOT until 31-03-2022. Do you agree?
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
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From: Oliver Woolf 
Sent: 08 March 2022 15:22
To: Juan Baeza <Juan.Baeza@arun.gov.uk>; Anita Gardner <Anita.Gardner@arun.gov.uk>



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

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Dear Anita,

I hope you are well following your time out of the office.

Would you be able to feedback on the content of the emails below? We would welcome your thoughts and discussion on the conditions.

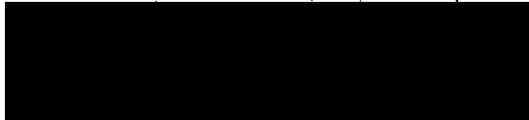
In addition it is paramount that we agree a target determination date that is deliverable by officers and the council solicitor. We would like to propose 15 March 2022. Can you give your assurance that if we agree an extension of time until that date it would be met?

Thank you,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

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



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From: Oliver Woolf

Sent: 02 March 2022 12:35

To: Juan Baeza <Juan.Baeza@arun.gov.uk>; Anita Gardner <Anita.Gardner@arun.gov.uk>



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

Dear Juan,

Thank you for the swift response and detail. Will only Anita be able to review our response on the pre-commencement and draft conditions? Certainly I feel that there are changes that should be made to the content and trigger points within the conditions.

The latest update I have on the S106 from our side is that they are awaiting comments on the draft from the housing officer. Is there any way that you could prompt the solicitor and housing officer on these?

Thank you,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

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



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From: Juan Baeza <Juan.Baeza@arun.gov.uk>

Sent: 02 March 2022 11:36

To: Oliver Woolf <Oliver.Woolf@arun.gov.uk>; Anita Gardner <Anita.Gardner@arun.gov.uk>

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

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Dear Oliver

The report is ready bar Anita formally sending it to me for sign off. I know Anita was hoping to have a sealed 106 so that when the report is signed off the decision can go off. Unfortunately I've not heard that the 106 is signed and sealed yet so I will need Anita's return next week to find out. Unfortunately this will need a new EOT which Anita will discuss with you on her return.

Regards

Juan Baeza
Team Leader,
Planning Department



T: 01903 737765
E: juan.baeza@arun.gov.uk

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From: Oliver Woolf [REDACTED]
Sent: 02 March 2022 09:17
To: Anita Gardner <Anita.Gardner@arun.gov.uk>; Juan Baeza <Juan.Baeza@arun.gov.uk>

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

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Hi Juan,

I hope you are well. Please see the below email relating to the provided pre-commencement and draft conditions for the Land South of Littlehampton Academy application. Would you be able to detail how the application and review of

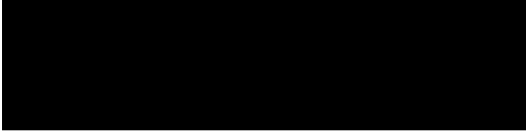
the conditions will be progressed until the agreed extension of time of 07 March 2022 with Anita's absence on leave until 08 March 2022?

Thank you,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

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From: Oliver Woolf

Sent: 02 March 2022 09:07

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



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

Hi Anita,

I hope you are well today. Thank you again for the proposed conditions including the pre-commencement conditions, which are extremely useful.

In accordance with The Town and Country Planning (Pre-Commencement Conditions) Regulations 2018 please find attached a substantive response providing comment and suggested wording on the proposed pre-commencement conditions and the other draft proposed conditions. I hope that this is of use and please do let me know if you have any queries on my suggestions that I can assist with.

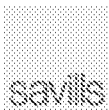
Would you be able to follow up with your legal team again to chase?

Thank you,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

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From: Oliver Woolf

Sent: 24 February 2022 15:29

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

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

Hi Anita,

Thank you for the email, the list of draft conditions and for keeping on top of your solicitor.

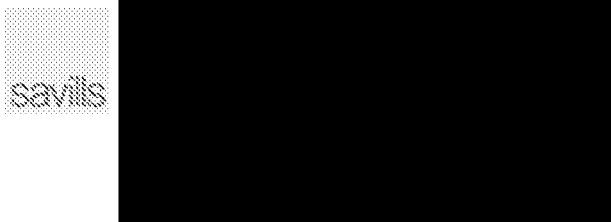
For information I am on leave tomorrow so please copy in Bryony, Lydia and Dylan to any emails sent before the end of the week to ensure that we don't miss anything that can provide assistance.

Best regards,

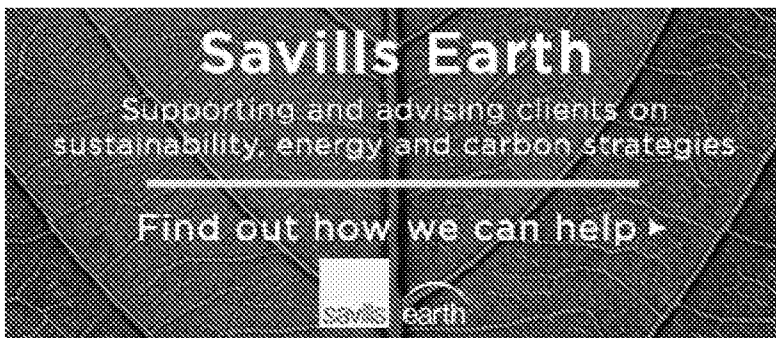
Oliver

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: 24 February 2022 15:21

To: Oliver Woolf

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

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Dear Oliver,

Thank you for the EOT confirmation. I have speaking with our Solicitor today and will reiterate the urgency. The draft report is ready to progress, but will not be shared with you prior to the decision being reached.

Regards

Anita

Anita Gardner
Principal Planner



T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: Oliver Woolf [REDACTED]
Sent: 24 February 2022 15:00
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
[REDACTED]

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

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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

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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.

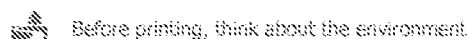
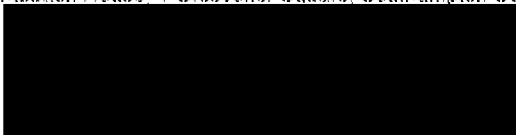
Thank you for your update on the S106, which I will feed back to the client and solicitors. If you could continue to pressure the Council team I will ask the client to do the same our side.

Best regards,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

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

Sent: 22 February 2022 18:16

To: Oliver Woolf 

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 [xn--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



T: 01903 737529

E: anita.gardner@arun.gov.uk

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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.

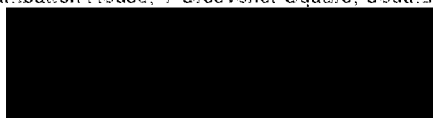
With regard to M4(2) and (3) I know we are providing 2 of the latter in the north row of dwellings opposite the POS, which are identified by larger drives. I also believe the apartments are all M4(2) and have requested clarification on these and the rest of the dwellings.

Thank you,

Oliver

Oliver Woolf MRTPI
Senior Planner
Planning

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



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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 22 February 2022 17:16
To: Oliver Woolf [REDACTED]
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



T: 01903 737529

E: anita.gardner@arun.gov.uk

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