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**Amanda Scholes**

**From:** Amanda Scholes on behalf of Planning.Responses  
**Sent:** 24 July 2014 16:29  
**To:** Planning Scanning; Amanda Scholes  
**Subject:** FW: Planning Consultation on: LU/118/14/PL

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**From:** Sue Howell  
**Sent:** 24 July 2014 16:29  
**To:** Planning.Responses  
**Subject:** RE: Planning Consultation on: LU/118/14/PL

Comment from Greenspace

The detail submitted within this application gives effective tree schedule detail along with root protection details that conform to BS5837:2012 Trees in relation to design, demolition and construction recommendations. However any consent for tree works/removal must first be at the agreement/approval of Arun District Councils Tree Officer.

The applicants Arboricultural Development Statement page 12, 17.0 details that the soft landscaping is to be dealt with as a reserved matter, and therefore no further details relating to the mitigation have been submitted at this stage. This information will need to include a landscape layout which would need to detail hard and soft landscaping showing in plan form the proposed planting which would be in mitigation for that which is shown for removal. The detail would need to include species choice, planting densities and size at time of planting.

We would recommend that this information is submitted and approved or conditioned as a reserve matter prior to any decision being made on this application.

Sue Howell | Leisure and Landscape Officer, Greenspace, Engineering and Emergency Planning, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD  
Internal: 37943 | External: +44 (0) 1903 737943 | E-mail: [sue.howell@arun.gov.uk](mailto:sue.howell@arun.gov.uk)

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**From:** [planning.responses@arun.gov.uk](mailto:planning.responses@arun.gov.uk) [<mailto:planning.responses@arun.gov.uk>]  
**Sent:** 11 July 2014 09:33  
**To:** Parks  
**Subject:** Planning Consultation on: LU/118/14/PL

**To: Parks and Landscapes**

**NOTIFICATION FROM ARUN DISTRICT COUNCIL**  
**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure)**

(England) Order 2010 (as amended)

Planning Permission

APPLICATION LU/118/14/PL

NO:

Registered: 6th May  
2014

Site Address: Former Bodyshop Offices Courtwick Lane  
Littlehampton BN17 7LR

Grid Reference: 502553 103542

Description of Works: Change of use & extension of part of former  
office building to a G P Practice with associated  
parking, landscaping & highway works.

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The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

**[Click here to view the application details](#)**

**Should you have any comments to make, these should be sent by  
replying to this email  
by 19-JUN-14.**

You can also monitor the progress of this application through the Council web site:

**[www.arun.gov.uk/planning](http://www.arun.gov.uk/planning)**

**Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.**

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:

**[www.planningportal.gov.uk/planning/appeals/](http://www.planningportal.gov.uk/planning/appeals/)** but they will protect personal details.

The officer dealing with this application is Mr C Cronin who can be contacted on telephone number 01903 737776.

Regards  
Planning Officer

**Peter Cleveland**

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**From:** Cian Cronin  
**Sent:** 01 September 2014 15:22  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: LU/118/14  
**Attachments:** Changes to Recommendation for LU.118.14.docx

FAO Cllr Mrs Maconachie

Dear Cllr Mrs Maconachie and Cllr Bower,

I write further to application LU/118/14/ for the Enterprise Hub at Wick which we discussed at July DC Committee.

We resolved to approve the application subject to a S106 agreement which the applicants had to confirm they were willing to enter into within 7 days. The revised recommendation is attached.

Parts A and B relate to the future of the Enterprise Hub and I am pleased to report that Morrisons are willing to enter into this agreement and are preparing a Unilateral Undertaking.

Part C relates to highway infrastructure. The NHS are very reluctant to enter into a S106 agreement and so we have been looking at implementing the highway works through a combination of S278 agreement and Grampian Conditions (conditions which require the infrastructure to be in place before the development/change of use can take place).

In short, this is the proposed approach at present for Part C:

A – WSCC have confirmed that we can deliver this through a S278 agreement, with a Grampian condition requiring the works to be delivered prior to occupation, rather than a S106 contribution.

B – Can be delivered through a Grampian condition

C – Can be delivered through a Grampian condition

D – To be dropped as there is an existing bus shelter within 40 yards of the proposed new shelter and it is considered unnecessary.

E – WSCC have confirmed we can deliver this through a S278 agreement with a Grampian condition.

Obviously the approach on part C is a departure from what the planning committee resolved in July. However, I think that we have a suitable means to deliver the required infrastructure in a timely fashion. **Would you be happy to agree this departure from the recommendation as the Development Control Committee Chairman and Cabinet Member for Planning?**

Today is my last day at ADC (thank you for your kind words in the card!) so I have cc'd in Neil and Peter who will be taking this forward for me.

Kind regards,

Cian

Cian Cronin MRTPI | Senior Planner (Strategic Development), Planning, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF  
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**From:** Cian Cronin  
**Sent:** 01 September 2014 10:09  
**To:** [redacted]  
**Cc:** Peter [redacted]  
**Subject:** FW: LU/118/14

Jeremy,

Apologies for the delay in sending you this email I have been on leave. As discussed previously I forwarded the short form legal agreement issue to WSCC for their consideration. The response I received is below.

In short I think this leaves us in the following position with regards to Part 3 of the revised recommendation:

- A – WSCC suggesting we include this in a S278 agreement rather than an upfront contribution.
- B – Through a Grampian condition
- C - Through a Grampian condition
- D – To be dropped.
- E – Through S278 agreement with a Grampian condition.

Could you let me know your thoughts on this approach and we can begin to draft some conditions for agreement.

Regards,

Cian

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**From:** Dominic Smith [redacted]  
**Sent:** 15 August 2014 14:23  
**To:** Cian Cronin; Neil Crowther  
**Subject:** RE: LU/118/14

Cian/Neil,

Point (E) will definitely need to be done through the S278 as it supports their access proposals and are essential to its implementation. There is no guarantee we could progress the TRO and implement in line with their projected implementation dates. They will need to pay £5,500 during the S278 process (although could pay for this up front when making the technical application) and I would suggest tying this into the condition, something along the lines of the access and all requisite consents, including any waiting restrictions. We've used a condition before along the lines of; Our Legal Team were not particularly comfortable with the contribution suggestion

*Provision or Extension of Waiting Restrictions*

No development shall be commenced until such time as a Traffic Regulation Order, or revision to an existing order, securing the provision of no waiting at anytime restrictions in accordance with details to

be submitted has been approved by the Highway Authority and written confirmation of this approval has been made available to the Local Planning Authority.

Reason: In the interests of road safety.

Our Legal Team were not particularly comfortable with the contribution suggestion for point (a) – perhaps an alternative is for the Applicant to deliver the works as part of the S278? It'll negate the need for the contribution and could just be incorporated into their build. While outside of the boundary perhaps this could be tied in as a Grampian?

Kind regards,

Dominic

**Dominic Smith** | Principal Planner, Strategic Planning, West Sussex County Council |  
Location: 2nd Floor, Northleigh, County Hall, Chichester, PO19 1RH  
Internal: 25711 | External: 0330 222 5711 | E-mail: [dominic.smith@westsussex.gov.uk](mailto:dominic.smith@westsussex.gov.uk)

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**From:** Cian Cronin [mailto:[Cian.Cronin@arundistrictcouncil.gov.uk](mailto:Cian.Cronin@arundistrictcouncil.gov.uk)]

**Sent:** 14 August 2014 08:41

**To:** Dominic Smith

**Subject:** RE: LU/118/14

Dominic,

Thanks for getting back to me on this. I have attached the list of obligations from the committee recommendation which sets out what's a, b, c etc.

I'd be fine if its delivered through a S278 agreement. Whatever is easiest for County to be honest.

Finally, I'm on leave from today to September 1<sup>st</sup> could you cc in Neil Crowther in any reply.

See you this afternoon,

Cian

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**From:** Dominic Smith [mailto:[dominic.smith@westsussex.gov.uk](mailto:dominic.smith@westsussex.gov.uk)]

**Sent:** 13 August 2014 15:05

**To:** Cian Cronin

**Subject:** RE: LU/118/14

Hello Cian,

Interesting – not something I've come across before either. I'm just checking with Records and Monitoring Team if it's o'k.

Have you got a copy of the list of obligations you're referring to, so that I can see what A, B etc are? The cost of implementing bus infrastructure improvements could vary so we might be in a situation where we don't take enough or too much – if they have to go through a S278 to implement the site access they could always pick up the infrastructure as part of that process and deliver it alongside the access?

Kind regards,

Dom

Dominic Smith | Principal Planner, Strategic Planning, West Sussex County Council |  
Location: 2nd Floor, Northleigh, County Hall, Chichester, PO19 1RH  
Internal: 25711 | External: 0330 222 5711 | E-mail: [dominic.smith@westsussex.gov.uk](mailto:dominic.smith@westsussex.gov.uk)

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**From:** Cian Cronin [REDACTED]  
**Sent:** 12 August 2014 12:26  
**To:** Dominic Smith  
**Subject:** FW: LU/118/14

Dom,

I left you a voicemail about this last week so apologies for not sending it through sooner.

Essentially the applicants are requesting that for WSCC's S106 requests that A and E not be delivered through a S106 agreement but that they would simply cut a cheque for the cost of the works as soon as possible.

B and C would be delivered as Grampian style conditions and as discussed last week d can be dropped.

I would have thought that the no S106 agreement approach would be fairly unusual and I have certainly not come across it before but they seem to have a real issue with the NHS having obligations. Essentially they are proposing to make good on the infrastructure requirements by paying up front prior to determining the application. Would you have an issue with this approach?

Many thanks,

Cian

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**From:** jeremy.heppell [REDACTED]  
**Sent:** 07 August 2014 10:27  
**To:** Cian Cronin  
**Subject:** RE: LU/118/14

Dear Cian

Further to our conversation yesterday, attached is an example of a shortform legal agreement, which could be used in respect of items a. and e.

Items b. and c. as discussed could be achieved through Grampian-style conditions.

I understand that item d. may be dropped?

I look forward to your confirmation that these suggestions are acceptable.

Kind regards

**Jeremy Heppell**  
Associate Director

Please note we are moving. Our new address from Monday 11 August 2014 will be:

The Pavilion, Botleigh Grange Office Campus, Hedge End, Southampton SO30 2DF

**WYG**

The Loft, Wickham Road, Droxford, Hants, SO32 3PW

**www.wyg.com**  
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**LinkedIn**

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**From:** Ed Kemsley [REDACTED]  
**Sent:** 06 August 2014 14:50  
**To:** 'Cian Cronin'  
**Cc:** Alistair M Smith; jeremy.heppell  
**Subject:** RE: LU/118/14

Cian

Further to our discussion in respect of the attached recommendation, on behalf of WM Morrison Supermarkets Plc, I can confirm that they are prepared to enter into a S106 (or Unilateral Agreement) in respect of items A and B. Morrisons are willing to prepare the draft S106 or Unilateral Agreement if this is acceptable to Arun DC. We would reiterate that discussions with Basepoint are progressing and Morrisons are due to meet with them shortly to discuss heads of terms for leasing the remainder of the Hub. Should Basepoint lease the premises then we understand that the obligations under items A and B will not trigger any further actions by my client.

We also note your comments on item C sub item d, however you acknowledged that the remainder of the 'Highway Improvements' would be the responsibility of the NHS as they will develop the proposed GP surgery and will be responsible for all associated works, including highways. I understand that WYG will be in contact to discuss these further.

You advised that the above would satisfy the 7 day deadline imposed by the Planning Committee, however please can you confirm.

Many thanks

Ed

Ed Kemsley  
Director



peacock  
and smith

chartered town planners & development consultants



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T: 0203 100 0000

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**From:** Cian Cronin [<mailto:Cian.Cronin@arun.gov.uk>]  
**Sent:** 05 August 2014 16:57  
**To:** Ed Kemsley  
**Subject:** FW: LU/118/14

Ed,

Just to keep you up to date please see the attached response from WSCC.

I have gone back and asked that on the basis we will be getting a contribution for a shelter on the west side of the A284 can we drop this requirement.

Will let you know the outcome.

Regards,

Cian

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**From:** Dominic Smith [REDACTED]  
**Sent:** 05 August 2014 12:30  
**To:** Cian Cronin  
**Subject:** RE: LU/118/14

Hello Cian,

Well, it's originating from the Littlehampton Steering Group really, and something they suggested should be explored when the site was raised at a recent meeting - I probably could have worded the 'essential' bit a little better. It's not necessarily essential for the development to be acceptable in planning terms but one I wanted to be explored to see if it could be provided (the non-essential ones were suggestions that you may like to explore mindful of the time constraints).

My understanding is that the Steering Group are looking at introducing a bus route along the road; the provision of a shelter would have been of benefit to users of the facility if there was scope to introduce one to the west of the access, and a wider benefit given the narrow width of the footway and possible obstruction of it by waiting passengers. However, there is no certainty that the bus route will happen so the suggestion was to safeguard something for the future in the event that the route comes to fruition.

Kind regards,

Dom

**Dominic Smith** | Principal Planner, Strategic Planning, West Sussex County Council |  
Location: 2nd Floor, Northleigh, County Hall, Chichester, PO19 1RH  
Internal: 25711 | External: 0330 222 5711 | E-mail: [dominic.smith@westsussex.gov.uk](mailto:dominic.smith@westsussex.gov.uk)

---

**From:** Cian Cronin [<mailto:Cian.Cronin@arun.gov.uk>]

**Sent:** 05 August 2014 12:20

**To:** Dominic Smith

**Subject:** RE: LU/118/14

Dominic,

I have been working with the applicants on the S106 agreement and a small issues has come up regarding the S106 requirement for "The provision of land along site frontage for possible future installation of bus shelter (essential)"

The applicants were querying essentially where this requirement is originating from and where it would be located. The existing footpath along the site frontage is quite narrow and I would have difficulty if the provision of the bus stop would result in the removal of some of the landscape screening.

Could you let me know exactly what WSCC would be require for this obligation

Many thanks,

Cian

---

**From:** Dominic Smith [REDACTED]

**Sent:** 11 July 2014 15:58

**To:** Cian Cronin

**Subject:** LU/118/14

Revised version attached.

Dom

**Dominic Smith** | Senior Planner, Strategic Planning, West Sussex County Council | Location:  
2nd Floor, Northleigh, County Hall, Chichester, PO19 1RH  
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