

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

To register to receive notification of planning applications in your area please go to
<https://www1.arun.gov.uk/planning-application-finder>

Sign up to our newsletter [here](#)



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

From: Debbie Marriage [REDACTED]
Sent: 30 June 2022 15:13
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Re: LU/145/22/PL Wellesley Court, Littlehampton

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Dear Anita

Thank you for your email and the advice therein, which is helpful. I have discussed this with my client and we agree to withdrawing the current application.

One point regarding the tree survey, in my view a tree survey is only required where trees are on the proposed development site, or would be affected by the development. In this instance, I don't believe that a tree survey + AIA is required as the nearest tree is 15m from the development site aka footprint of the proposed north wing extension.

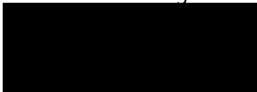
We may resubmit the application with just the east wing / extension. Can you please confirm that a tree survey is not required, as the nearest trees would be over 20m from development site.

If the application is resubmitted we will update the FRA to address the points made by the EA.

kind regards

Debbie

Debbie Marriage MRTPI
DJM Town Planning



On 30/06/2022 12:42, Anita Gardner wrote:

Dear Debbie,

I have now had an opportunity to review your application and I am writing to you to request withdrawal of the application prior to refusal for the following reasons:

1. The application does not include sufficient information with regard to flooding (EA have objected) and the proposal would not accord with the requirements of policy W DM2 of Arun Local Plan
2. The application form incorrectly states that no trees are located within the site. The proposal is therefore contrary to policy EMV DM4 of Arun Local Plan in that no Tree Survey, Tree Constraints Plan or Arboricultural Impact Assessment has been submitted.

Further, I am of the view that the development proposed is too close and too high in respect of its relationship with the Selborne Road frontage to the north and would be dominant in respect of its impact on the street scene and out of keeping with the character of the area. The loss of existing car parking and under provision of car parking for the proposed development is also an issue. Whilst some relaxation of the parking requirements would be acceptable in this sustainable location the number of spaces provided is not high enough.

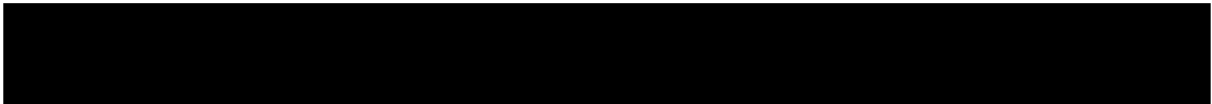
I am unable to delay the determination of the application to await additional information in respect of the FRA and tree reports. Irrespective of the other concerns the application will need to be re-submitted. We do not allow EOT's in such cases. Guidance on our website makes it

clear I cannot agree to accept further additional information or amended plans and that amending an application before decision is not encouraged.

I therefore request that the application is withdrawn and resubmitted with the amended details/additional information in due course. Please can you confirm withdrawal by the end of business Monday or the application will proceed to refusal?

Regards
Anita Gardner

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

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
