

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 August 2019 09:01
To: Planning Scanning
Subject: FW: LU/210/19/PL and LU/133/19/PL

From: Juan Baeza
Sent: 16 August 2019 11:50
To: Planning.Responses <[redacted]>
Cc: Anita Gardner <[redacted]>; Caroline Pattenden <[redacted]>
Subject: LU/210/19/PL and LU/133/19/PL

Can a copy go on both these applications please

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: paul collins <[redacted]>
Sent: 16 August 2019 11:29
To: Juan Baeza <[redacted]>; Anita Gardner <[redacted]>; Neil Crowther <[redacted]>
Subject: FW: Appeal Reference - APP/C3810/W/19/3232378 Inglecroft, Littlehampton Planning Consultation on LU/210/19/PL and LU/133/19/PL

Juan

Please place the e mail exchange below on both your file references identified for ease of future reference

Paul Collins BA (Hons) DipTP MRTPI



RTPI

Chartered Town Planner

From: paul collins <[redacted]>
Sent: Thursday, July 25, 2019 12:43 PM
To: 'NSI Planning' <[redacted]>; 'Anita Gardner' <[redacted]>; 'Juan Baeza' <[redacted]>; 'Caroline Pattenden' <[redacted]>
Subject: RE: Appeal Reference - APP/C3810/W/19/3232378 Inglecroft, Littlehampton Planning Consultation on LU/210/19/PL and LU/133/19/PL

Dear Phyllida

Thank you for the clarification which I have found helpful.

I will therefore not respond to any other e mails that I may or may not receive from ADC in the interim content in the knowledge that the Appellant will have the opportunity to do so at final comments stage.

Thanks

Paul Collins BA (Hons) DipTP MRTPI



From: NSI Planning [REDACTED]

Sent: Thursday, July 25, 2019 12:19 PM

To: paul collins [REDACTED]; Anita Gardner [REDACTED]; 'Juan Baeza' [REDACTED]; 'Caroline Pattenden' [REDACTED]

Subject: RE: Appeal Reference - APP/C3810/W/19/3232378 Inglecroft, Littlehampton Planning Consultation on LU/210/19/PL and LU/133/19/PL

Dear Paul/Anita

Thank you for including me in in your email correspondence

To clarify, the LPA are permitted to submit any evidence that they wish our Inspector to consider by the deadline of 21 August. This can include the information already shared below regarding Environmental Heath and any Officer's Report that might have been produced. Submission of an Officer's Report will not change the appeal type of being again Non-Determination

Can I please ask that, for tidiness, the LPA submit all evidence they want us to put before the Inspector (including any items on these recent emails) to myself by the 5 week deadline. These documents, along with any 3rd party letters, will then be cross copied for further comment by the final comments deadline.

Kind regards,

Phyllida

From: paul collins [REDACTED]

Sent: 24 July 2019 11:52

To: 'Anita Gardner' [REDACTED]; 'Juan Baeza' [REDACTED]; 'Caroline Pattenden' [REDACTED]

Cc: NSI Planning [REDACTED]

Subject: RE: Appeal Reference - APP/C3810/W/19/3232378 Inglecroft, Littlehampton Planning Consultation on LU/210/19/PL and LU/133/19/PL

Dear Anita

Thank you for your e mail which you have copied to PINS.

In respect of the appeal please note for the files that the appellant will comment on what you now say the Inspector should take into account in determining the appeal if and when invited to do so by PINS. The consultation response is not included in the Council's appeal questionnaire.

Currently the appellant awaits the receipt of the following from the Council in respect of the appeal.

- A copy of the dated Officer's Report which the appeal questionnaire states *"will follow and a copy will be sent to the appellant at this point"*.
- A copy of the Council's Statement of Case which is due by 21 August 2019

I note that the appeal questionnaire does not answer the relevant question so does not advise whether or not the council does or does not intend to send a Statement of Case. Please can you advise whether or not the council intends to do so.

I remind you that the appellant has made a costs application in this case and this unnecessary procedural correspondence is adding to the Appellants costs. This will be reflected in the appellants final comments in response to the Council's response to that application due by no later than 30 July 2019.

I will respond to your e mail in terms of the current application LU/210/19/PL under separate cover as it is only the decision that the Council makes on that application which is of relevance to the determination of the appeal.

Thanks

Paul Collins BA (Hons) DipTP MRTPI



From: Anita Gardner [REDACTED]
Sent: Wednesday, July 24, 2019 10:37 AM
To: paul collins [REDACTED]
Cc: [REDACTED]
Subject: Appeal Reference - APP/C3810/W/19/3232378 Inglecroft, Littlehampton Planning Consultation on LU/210/19/PL and LU/133/19/PL

Dear Paul,

I have received the comments below from the environmental health officer in relation to your latest, most recent, planning application (LU/210/19/PL) submitted on the appeal site at Inglecroft. The considerations are also relevant to the application which is at appeal (LU/133/19/PL) I am therefore forwarding this e-mail to the Planning Inspectorate so that the comments can be taken into account as part of that proposal too.

Regards

Anita Gardner

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](http://www.arun.gov.uk) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Carol Reynolds
Sent: 23 July 2019 17:51
To: Planning.Responses [REDACTED]

Cc: Anita Gardner [REDACTED]
Subject: FW: Planning Consultation On: LU/210/19/PL

Environmental Health:

1. Construction Management Plan:

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved by, The Local Planning Authority. The Approved Plan shall demonstrate precautions to be taken to minimise the potential disturbance to neighbouring residents during the demolition/construction phase of the development, particularly in respect to noise, vibration and dust and be adhered to throughout the construction period. Thereafter the Approved Plan shall be implemented and adhered to throughout the entire construction period.

The Plan shall provide details as appropriate but not necessarily restricted to the following matters:-:

- a. An indicative programme for carrying out the works
- b. Details of the arrangements for public engagement/consultation both prior to and during the construction works.
- c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method foundation piling (if applicable), the careful selection of plant and machinery and use of noise mitigation barriers.
- d. Detail of any flood lighting, including location, height, type and direction of light sources and intensity of illumination
- e. The parking of vehicles of site operatives and visitors
- f. Loading and unloading of plant and material, including permitted times for deliveries
- g. Storage of plant and materials used in construction and development
- h. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- i. The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of Temporary Traffic Regulations Orders)
- j. Measures to control the emission of dust and dirt during construction
- k. A scheme for recycling/disposing of waste resulting from demolition and construction works i.e. no burning permitted

Hours of operation: No construction activities shall take place other than between 08:00 – 18:00 hours Monday to Friday; 08:00 – 13:00 hours on any Saturday and not at all on any Sunday, Public or Bank Holiday

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011-2013

2. Electric Vehicle Charging Points

Prior to occupation of any of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be retained and maintained in good working condition.

Reason: New petrol and diesel cars / vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework (NPPF).

3. Contaminated Land: It is noted that this was a previous horticultural nursery. Please apply the following Planning Condition

Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

1. A 'Preliminary Risk Assessment' which has identified: all previous (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.
2. A 'Site Investigation Scheme', based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. Based on the 'Site Investigation Scheme' and the detailed risk assessment (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A 'Verification Report' providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Note: Any changes to these components, (1) to (4) require the express written consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The report shall also include a 'long-term monitoring and maintenance plan' for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification report, and for the reporting of this in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 – 2031

From: [planning.responses@arun.gov.uk](#)

Sent: 16 July 2019 09:07

To: EH Planning Consultations <[eh.planning@arun.gov.uk](#)>

Subject: Planning Consultation on: LU/210/19/PL

The granting of this planning permission does not in any way indemnify against statutory nuisance action should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Department on [01243 774444](#)

To: **Environmental Health - Planning consultation**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015
Planning Permission

APPLICATION NO: LU/210/19/PL

Registered: 3rd July 2019

Site Address: Inglecroft Toddington Lane Littlehampton BN17 6JU

Grid Reference: 503372 103543

Description of Works: Demolition of the existing vacant dwelling and workshop and the erection of 10 detached dwellings (9 dwellings net) - Resubmission of LU/133/19/PL

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 15-AUG-19.

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

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/ but they will protect personal details.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number

[REDACTED]

Regards
Planning Officer

consultee_email

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

DX 57406 Littlehampton

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