

[REDACTED]

From: Sarah Sutcliffe [REDACTED]
Sent: 17 April 2019 11:18
To: Anita Gardner
Cc: Steve Tuhey
Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Hi Anita,

Unfortunately I only have instructions to accept on the basis of my e-mail below. As such I would suggest an extension of a month initially (18th May 2019) , we can then revisit this when/if required.

Kind Regards,

Sarah

Sarah Sutcliffe BA (Hons) MSc MRTPI
Senior Planner

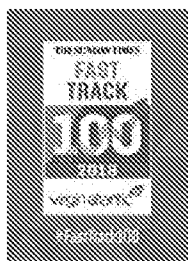
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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 17 April 2019 10:44

To: [REDACTED]

Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Hi Sarah,

It is my intention to issue a decision as soon as possible once the Agreement is signed, but it may not be immediate since it would depend on the availability of myself and other officers being in the office on that particular day to release the decision. Please confirm you agree to the EOT on this basis.

The legal team are working on the Agreement. I have seen the first draft today.

Regards

Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

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From: Sarah Sutcliffe [REDACTED]

Sent: 17 April 2019 08:52

To: Anita Gardner

Cc: Steve Tuhey

Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Hi Anita,

I can confirm agreement of your proposed extension until the 18th June 2019, on the proviso that should the S106 be concluded ahead of this date a decision notice is issued immediately.

Following my e-mail below, have you managed to speak to your legal team regarding progress?

Kind Regards,

Sarah

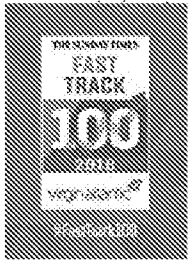
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From: Sarah Sutcliffe

Sent: 15 April 2019 11:40

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

Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Hi Anita,

Thank you for your e-mail, I have asked my client to confirm acceptance of your proposed EoT, I will advise in due course.

In respect of the S106, we are keen to conclude this as a matter of urgency, however I understand we are still awaiting the first draft from your legal team – would you be able to chase this?

Kind Regards,

Sarah

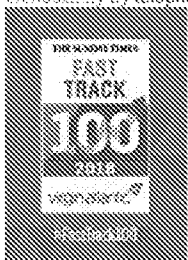
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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 15 April 2019 11:09

To: Sarah Sutcliffe [REDACTED]

Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Sarah,

We need to agree an EOT to allow for the drawing up of the sec 106 Agreement. I don't believe we have done so, but there have been so many recent e-mails I may have missed one. Shall we agree to an initial 2 month EOT until 18-06-2019 ?

Please confirm your agreement ASAP

Thanks

Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

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From: Sarah Sutcliffe [REDACTED]

Sent: 10 April 2019 12:32

To: Anita Gardner

Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Brilliant, thanks Anita

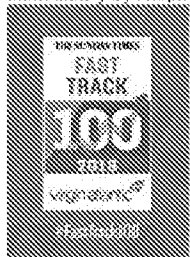
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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 10 April 2019 12:30
To: Sarah Sutcliffe [REDACTED]
Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Hi Sarah,

We have advised County that it is too late in the day to be requesting additional highway pre-commencement conditions and we are satisfied that the works can be secured separately.

Regards

Anita

[Anita Gardner](#) | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Sarah Sutcliffe [REDACTED]
Sent: 10 April 2019 11:22
To: Anita Gardner
Cc: Thomas Richards; Mark Wild
Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL
Importance: High

Hi Anita,

Thank you for accommodating that change.

Regarding your discussions with regarding a TRO – please could you provide some more detail as to what this is in regard to? This has obviously come up very late in the day any a pre-commencement requirement in this respect could have a significant impact on the expected implementation timeline. I understand from my engineering colleagues that these applications can take 6 months.

Hard to say without understanding the background as to why this has arisen or what it entails, however we would question the need for this to be pre-commencement, and if deemed required and appropriate we would therefore appreciate wording that allows development up to DPC at least.

I will need to leave the office at about 1pm for the committee, so will not be contactable by e-mail after this time. However I have copied in my engineering colleagues Thomas Richards and Mark Wild who will be able to assist in my absence.

Kind Regards,

Sarah

Sarah Sutcliffe BA (Hons) MSc MRTPI
Senior Planner

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

Sent: 10 April 2019 11:04

To: Sarah Sutcliffe [REDACTED]

Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Hi Sarah,

I have amended the condition to read 'The development shall proceed in accordance with the submitted Flood Risk Assessment from Glanville Issue 4: 9 November 2018 Ref: CV8171223/5McN/023 and the Ground Investigation Report dated 5th November 2018 ref: 17106 -GAR/AP01/231018 and the Remediation Strategy and & Verification Plan dated 06.12.2018 (Ref: GE17106-RSVP-GE-NOV18 Version 1.1.'

We are also liaising with County Highways regarding an additional condition in relation to a TRO which may be pre commencement. Will you be contactable by e-mail to agree final wording with you before Committee?

It is also likely that they will request contributions are included in the Heads of Terms to finance the cost of provision of the TRO.

Finally, I can confirm that you are the only speaker, The Parish Council are not registered to speak

Regards

Anita

[Anita Gardner](#) | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Sarah Sutcliffe [REDACTED]

Sent: 10 April 2019 10:29

To: Anita Gardner

Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Importance: High

Hi Anita,

Thank you for confirming, noted that most amends have been accommodated so thank you for that.

The only query I want to raise is Condition 8:

'The development shall proceed in accordance with the submitted Flood Risk Assessment from Glanville Issue 4: 9 November 2018 Ref: CV8171223/SMcN/023 and the Ground Investigation Report dated 5th November 2018 ref: 17106-GAR/Ap01/231018'

Fine in principle, however fails to mention the submitted Remediation Strategy and & Verification Plan dated 06.12.2018 (Ref: GE17106-RSVP-GE-NOV18 Version 1.1) which formed the basis of the EA response previously mentioned. This report is also paramount to the various remediation conditions – is it possible to include this also? - I've attached the report (included in the attached submission e-mail for ease of reference).

I'd be grateful if you could confirm.

Thanks

Sarah

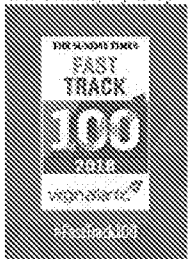
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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 10 April 2019 10:07

To: Sarah Sutcliffe

Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Hi Sarah,

The changes have been discussed and most of the amendments to conditions requested have been made and are being included in a Committee Report Update which Members will be given prior to the start of Committee. I attach a copy of the amended recommendation sheet. Discussions with County and the NHS have also been undertaken and details of contributions and updated Heads of Terms will also be included in the update.

Regards

Anita

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



From:
Sarah

Sutcliffe [REDACTED]

Sent: 10 April 2019 08:06

To: Anita Gardner

Cc: Juan Baeza

Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Importance: High

Hi Anita,

Please could you confirm position on our requests below – I note you were awaiting to discuss a couple of points with Juan earlier this week? Are you intending to provide a supplementary report to the planning committed re. the accepted changes?

Thanks

Sarah

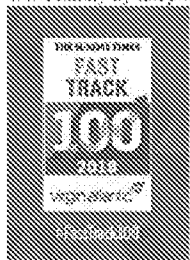
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From: Sarah Sutcliffe

Sent: 04 April 2019 10:06

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

Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Hi Anita,

In accordance with the requirements of the NPPF I can confirm acceptance of the following proposed pre-commencement conditions as identified on the attached document by the following numbering: Conditions 3, 6, 7, 14, 17 & 18.

I have reviewed the draft conditions and circulated to our technical teams and we have made comments to the attached document – I've done this tracked changed which I hope is of assistance, to summarise:

- Suggested the removal of CEMP from condition 6 – as this is then required from Condition 7.
- Condition 8 and final part of condition 17 should be omitted as per the previous EA correspondence on the 8th February 2019 – think this has just slipped through the net – but please see attached correspondence on this matter for clarity.
- We've suggested removal of condition 12 as this duplicates requirements of condition 9
- Comments on Condition 13.
- We've suggested removal of condition 15 as this seems to duplicate the requirements of condition 10.
- Condition 17 is repeat of condition 13 so needs omitting

I would be grateful if you could confirm acceptance of the suggested changes above, if you need to discuss please do not hesitate to call.

Kind Regards,

Sarah

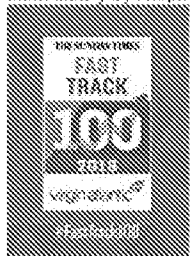
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From: Sarah Sutcliffe

Sent: 04 April 2019 08:00

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

Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Hi Anita,

Please find attached a revised site plan as requested accommodating LAP location, the architect has also amended the block plan accordingly for consistency.

Please could you confirm receipt?

Kind Regards,

Sarah

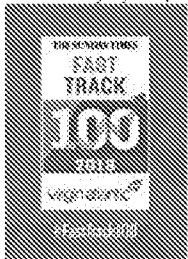
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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 02 April 2019 16:40
To: Sarah Sutcliffe [REDACTED]
Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Hi Sarah,

I would be happy to condition the provision of seating etc but the position of the area needs to be included on the site plan at this stage.

Regards

Anita

[Anita Gardner](#) | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Sarah Sutcliffe [REDACTED]
Sent: 02 April 2019 16:18
To: Anita Gardner
Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Hi Anita,

I just tried to phone to discuss, I would suggest that the easiest way to deal with this would be to condition to the LAP provision so details can be submitted in conjunction with the detailed landscaping scheme. Something along the lines of:

Prior to occupation of the development hereby approved a scheme for the provision of a Local Area of Play, to include details of location and ancillary furniture shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with the approved details.

Let me know if you are in agreement with this approach.

Kind Regards,

Sarah

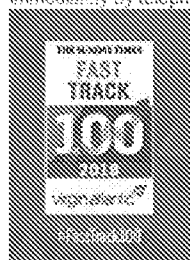
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From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 02 April 2019 15:25

To: Sarah Sutcliffe

Subject: FW: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Hi Sarah,

Please find the latest comments from our landscape officer.

Can you let me have a revised site plan indicating the position of the on-site unequipped LAP to be provided and confirmation that the area will include a seat, bin and natural elements ie mounds, rounded boulders? It would be appreciated if this could be provided by the end of the week to allow time for it to be scanned and added to the application prior to DC Committee.

Regards

Anita Gardner

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From: Sue Howell
Sent: 02 April 2019 14:45
To: Joe Russell-Wells; Anita Gardner
Cc: Sadie Tooley
Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Hi Anita

Following our telephone call earlier today, I can confirm as follows.

A development of 77 units would trigger on-site play, but as discussed we would consider an offsite play contribution with this proposal. I had identified Brookfield Park or Worthing Road rec for play contribution, but also the suggestion of Rosemead off Grove Road, which is a Littlehampton Parish site would also be a suitable location for the allocation of contributions. The offsite contribution rate is set out in our October 2000 SPG (still valid) and is set at £1,000/dwelling x 77no index linked (approx. £1600/dwelling 2018) there would be no requirement for offsite MUGA contribution.

We would require that an on-site unequipped LAP is provided to contain a seat, bin and natural elements ie mounds, rounded boulders and to be shown on plan.

Regards

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

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From: Joe Russell-Wells
Sent: 02 April 2019 14:21
To: Anita Gardner
Cc: Sadie Tooley; Sue Howell
Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Hi Anita,

Yes - a sum is due for playing pitch provision. Please find attached the Sport England calculator which gives the sum due for this development which is based on the draft SPD. The sum due is £19,353 – this is comprised of the pitches capital cost and lifecycle cost. This sum would be for offsite use at the nearest sports facility which is Southfields Recreation Ground for the improvement of existing poor quality football pitch. Please let us know of any queries.

Sue,

I will review the draft SPD with you – pages 15-18 together with the SE calculator as attached.

Kind regards, Joe

Joe Russell-Wells | Group Head of Neighbourhood Services, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, PO21 1LD
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From: Sue Howell
Sent: 01 April 2019 10:58
To: Joe Russell-Wells; Sadie Tooley
Cc: Anita Gardner
Subject: FW: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Joe/Sadie

I don't know the answer to Anita's query re playing pitches contributions for this one, 77 dwellings, please can you advise her.

Thanks

Sue

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
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From: Anita Gardner
Sent: 29 March 2019 16:07
To: Sue Howell
Subject: FW: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Sue,
Further to the e-mail below, the above application was discussed at Member Briefing Panel this afternoon. Can you advise whether there is any requirement for contributions towards playing pitches and why contributions are being sought towards play equipment at Brookfield instead of Elm Grove which is closer and on the same side of Worthing Road.

Regards
Anita

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From: Anita Gardner
Sent: 29 March 2019 12:15
To: Sue Howell
Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Hi Sue,
Can you confirm the amount of contributions requested and the trigger point for their payment?
Thanks
Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Sue Howell
Sent: 27 March 2019 11:09
To: Anita Gardner
Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Hi Anita

I have reviewed the additional comments submitted by the applicants and looked now at evidence based provision in the locale of these proposals.

With the development proposing 77 dwellings then this does trigger onsite play provision both in our SPG doc October 2000 (still relevant) and under the superseded FIT stds. Due to the proximity of play provision locally then I can agree that an offsite contribution in lieu of onsite LEAP be provided for play enhancement to Brookfield Park, with an on-site unequipped natural play LAP to be incorporated within the onsite POS.

In this instance MUGA contribution would not be sought in addition to the play contribution, due to proximity of existing provision.

I see no reason why the above could not be conditioned along with a detailed soft landscape scheme for this development.

Regards

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

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From: Anita Gardner
Sent: 14 March 2019 11:52
To: Sue Howell
Subject: FW: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Hi Sue,

The agent has provided the attached comments on your consultation response. Can you let me have updated comments accordingly?

If we are requesting off site MUGA contributions can you advise what the figure would be?

Thanks

Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Sarah Sutcliffe [REDACTED]
Sent: 26 February 2019 10:28
To: Anita Gardner
Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Hi Anita,

Thank you for confirming your legal contact, this has been passed to Karen Cooksley at Winkworth Sherwood who is acting on behalf of the applicant. Just to confirm that our client has also confirmed that they are agreeable to your suggested EoT until 18th April 2019.

Noting the Greenspace response uploaded to your online portal, I have put together the attached response providing clarification where required, I hope this is of assistance.

In addition, the design team have noticed a discrepancy in respect of and elevation for one of the house types, please therefore find attached revised plans, I have also revised the drawing schedule for ease. Please note that previously submitted 'House Type B 1:100 Plans and Elevations (Drawing No. 2110 Rev 00) has been superseded by these drawings.

In respect of the outstanding consultee responses, I understand from the portal that you have everything you have everything you require to allow the application to be heard at the council planning committee on the 10th April 2019, please could you confirm? If you need anything further please let us know.

Kind Regards,

Sarah

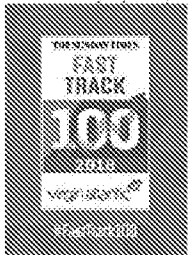
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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 19 February 2019 09:35
To: Sarah Sutcliffe [REDACTED]
Subject: FW: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Hi Sarah,
I have heard from the legal department today and the officer contact is Kirstin Kyle.
Regards
Anita Gardner

[Anita Gardner](#) | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Anita Gardner
Sent: 18 February 2019 09:11
To: 'Sarah Sutcliffe'
Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Dear Sarah,
I believe the contact in legal will be Jeremy Cook, but I have not yet received an acknowledgement from the department to confirm this. I also understand that Jeremy is out of the office until Wednesday this week.
Regards
Anita

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From: Sarah Sutcliffe [REDACTED]
Sent: 14 February 2019 08:58
To: Anita Gardner
Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Hi Anita,

Thank you for your e-mail, I am just seeking confirmation from my client that they are happy to agree the extension of time.

Please could you advise of the contact in your legal department so my clients solicitor can contact them directly? We are keen to progress the document expediently to ensure a timely determination.

Thanks

Sarah

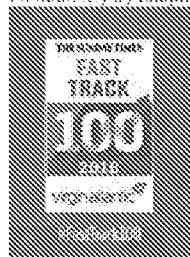
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coldest brewing of

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

Sent: 13 February 2019 18:01

To: Sarah Sutcliffe <[REDACTED]>

Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Dear Sarah,

I have chased the outstanding consultation responses and have sent a request through to our legal department to start drafting an obligation. The application will not be on the agenda for March Committee, closing is today. I will be aiming for the meeting on 10-04-2019. I would therefore appreciate your agreement to an initial extension of time until 18-04-2019 to cover Committee, but it is very likely that this will need to be extended to allow for completion of the s106.

Regards

Anita

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From: Sarah Sutcliffe <[REDACTED]>

Sent: 05 February 2019 11:05

To: Anita Gardner

Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Importance: High

Hi Anita,

Sorry to chase however I was wondering if you have any luck chasing the last few consultees for their responses?

In addition, any thoughts on my request to commence work on the S106?

Kind Regards,

Sarah

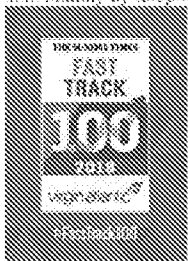
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From: Sarah Sutcliffe

Sent: 30 January 2019 16:12

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

Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Hi Anita,

Thank you for taking the time to provide an update, would it be possible to chase your outstanding consultee responses so we can try and move the application on?

Noted that there is a tight timeframe to make March's planning committee, however I would be grateful if we could try to achieve this, as you can imagine my client is keen to ensure a timely determination of the application.

Would you consider that you are in a position to instruct your legal team to commence work on the Section 106? We are keen to start this process if possible.

I look forward to hearing from you.

Kind Regards,

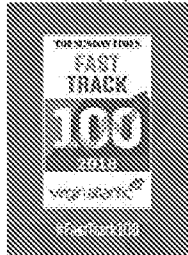
Sarah

Sarah Sutcliffe BA (Hons) MSc MRTPI
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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 30 January 2019 15:39
To: Sarah Sutcliffe [REDACTED]
Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Hi Sarah,

I apologise that I have not responded to your messages, but I am constantly trying to prioritise urgent applications. I have forwarded your e-mail dated 21-01-2019 to the Environment Agency and they have advised that they will respond in due course.

I am still awaiting the comments of the Ecology Officer, Landscapes and the Tree Officer and am not yet in a position to be looking at the application with a view to likely recommendation or report writing. I may be at that stage in a couple of weeks, but I have to deal with my older caseload first and your application is not one of the most urgent and still has outstanding consultation responses.

I note that the Town Council have objected and therefore if the application is recommended for approval it will need to be taken to a Development Control Committee for a decision and the earliest available meeting would be 05-03-2019, but it may not be possible to meet the agenda close deadline of 14-02-2019.

Regards

Anita Gardner

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From: Sarah Sutcliffe [REDACTED]
Sent: 30 January 2019 10:49
To: Anita Gardner
Subject: RE: Land south of Cornfield Close, Littlehampton - LU/330/18/PL
Importance: High

Hi Anita,

I have left a number of voicemails regarding an update on the above application, however I am yet to hear from you.

Please can you provide an update today on the application, in regard to any statutory consultee responses which are still outstanding and general thoughts on the progression of the scheme?

I would also be grateful if you could revert back on my query below.

Kind Regards,

Sarah

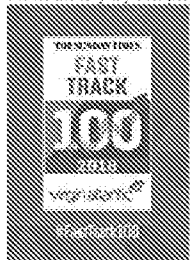
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From: Sarah Sutcliffe
Sent: 21 January 2019 11:40
To: 'Anita Gardner' <Anita.Gardner@arun.gov.uk>
Subject: Land south of Cornfield Close, Littlehampton - LU/330/18/PL

Hi Anita,

I have left you a voicemail this morning, as I think a catch-up on the progress of the application would be useful when you get a moment.

We have been monitoring the statutory consultee responses, and note the EA response.

Whilst the EA have not raised an objection to the scheme, our engineering team have queried the following proposed condition:

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposal for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

The drainage strategy as submitted comprises soakaways that do not discharge into made ground, and given that the EA have not objected to the proposed strategy, we would consider that the submitted details meet the requirements of this condition and is therefore not required. – please could you query this with Miss Greenwood?

Please could you also provide me with an indication of what consultee responses are you still outstanding?

Kind Regards,

Sarah

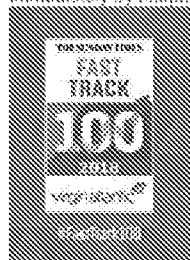
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