



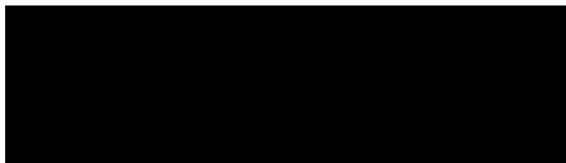
Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Peter Cleveland [REDACTED]
Sent: 14 April 2022 15:39
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Land west of Yapton Lane - WA/2/22/OUT

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Hi Anita

Sorry to hear that. Zac said you had been off. Hope you are feeling better.

Thank you for adding the additional documents to the file.

I can confirm agreement to the extension of time request.

Kind regards,
Peter

From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: 14 April 2022 15:12
To: Peter Cleveland [REDACTED]
Subject: [EXTERNAL] RE: Land west of Yapton Lane - WA/2/22/OUT

Hi Peter,
I have just returned from sick leave and am now in the process of updating details submitted in my absence. I will arrange for the additional RSA Audit response to be added to the file and County Highways will be re-consulted. In the meantime, can you agree to an EOT on the application until 25-04-2022 to allow for this to be undertaken and the officer report to be written and signed off. It is likely that the decision will be issued before a response is received.
Regards
Anita

Anita Gardner
Principal Planner

T: 01903 737529
E: anita.gardner@arun.gov.uk

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From: Peter Cleveland [REDACTED]
Sent: 07 April 2022 14:28
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>
Subject: RE: Land west of Yapton Lane - WA/2/22/OUT

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Hi Anita

Please see attached the RSA Audit response. Could I ask that this be added to the file. It has been submitted directly to WSCC Highways.

Kind regards,
Peter

From: Peter Cleveland
Sent: 04 April 2022 11:13
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>
Subject: RE: Land west of Yapton Lane - WA/2/22/OUT

Dear Anita

Further to my email below, please find attached a Highway Technical Note responding to the request for further information from WSCC Highways.

I would be grateful if you could add this to the file and re-consult with Highway.

Many thanks,
Peter

From: Peter Cleveland
Sent: 24 March 2022 13:57
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>
Subject: RE: Land west of Yapton Lane - WA/2/22/OUT

Dear Anita

No problem, I appreciate there is a lot going on.

I note the comments below and have a few points to make for consideration.

With regard to the Neighbourhood Plan (NHP), I note that it has recently been reviewed, however, it cannot carry full weight due all parts of Para. 14 not being met, in my view. As a starting point, we don't believe the housing numbers identified in the NHP have been justified, or subjected to any significant examination as part of the Neighbourhood Plan review process. This coupled with the 2.4 years HLS means that criteria b) and c) of paragraph 14 are not met and the provisions of paragraph 14 do not apply. We have agreed this position in a recent SoCG for an appeal at Tye Lane in Walberton.

In terms of the visual impact, we don't believe the scale of the development would undermine the key purposes of the gap and visually it is not prominent from many public viewpoints.

We do understand the position re ecology and this will be addressed in due course and further information will be available this week in response to the highway comments. We intend to submit these to you, but understand you may not wait for further comments from WSCC.

It seems we are probably not going to find a positive way forward, but hope you will re-consider the principle points and weight to the NHP, given what has just been agreed for the Tye Lane appeal.

Kind regards,
Peter

From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 22 March 2022 17:12
To: Peter Cleveland [REDACTED]
Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>
Subject: [EXTERNAL] RE: Land west of Yapton Lane - WA/2/22/OUT

Dear Peter,

I apologise for the delay in getting back to you.

I have discussed the proposal with Juan and looked through the consultation responses received.

I can advise that the application will be recommended for refusal on the basis that Walberton has an up to date Neighbourhood Plan. Paragraph 14 of the NPPF confirms that proposals that fail to accord with a Neighbourhood Plan are likely to significantly and demonstrably outweigh the benefits.

In accordance with paragraph 11d of the NPPF, there are further significant and demonstrable negative impacts associated with the development that, when assessed against the NPPF as a whole, would outweigh any presumption in favour of sustainable development. The proposal represents a visually damaging southward extension of the village into the countryside, detracting from its compactness, rural character and setting and would visually undermine the separation of settlements and compromise the integrity of the settlement gap.

Further the following consultation responses indicate additional reasons for refusal:

Ecology - a number of further surveys are required to be submitted and considered prior to determination of the application.

Great crested newts were confirmed as being present. As per the PEA (Jan 2021), a full suite of surveys population are required to be undertaken by a suitably trained ecologist. The results of these surveys along with a detailed mitigation strategy should be submitted prior to the determination of the outline application.

Records confirm the presence of rare bats and light sensitive species close by. Surveys are required to be completed as per the PEA (Jan 2021) by a suitably qualified ecologist during the active breeding period (May - September). These surveys must be submitted for approval prior to the determination application.

Dormice - As per the PEA (Jan 2021), a nesting tube survey should be undertaken as per best practice guidelines (Bright et al 2006) and by a suitably trained ecologist. The results of these surveys along with a mitigation strategy should be submitted prior to the determination of this outline application.

The survey for bats needs to include September and therefore the application cannot proceed to a positive recommendation as it currently stands.

County Highways have advised that at present, there is insufficient information to comment further or accept the proposed access arrangement. A Stage One Road Safety Audit which must include a Designers Response is required. Further information is needed to address cycle routes. The applicant should demonstrate in principle that such works are achievable. The layout plan indicates a potential doctors/dentist surgery. There is no consideration of this within the TS nor is it referenced within the application description. This is understood to fall outside of the current application. No assessment has been given to the potential transport impacts that may result from this.

Whilst it may be possible to supply the additional information requested by County within the next few weeks I can't allow the application to remain current awaiting receipt of further ecology studies.

On this basis I can advise that the application will proceed to refusal. Alternatively if you wish to withdraw the application please let me know by the end of the month.

Regards

Anita

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

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From: Peter Cleveland [REDACTED]
Sent: 10 March 2022 11:39
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Land west of Yapton Lane - WA/2/22/OUT

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Dear Anita

No problem – I hadn't realised you were off. Hope you had a nice break.

Look forward to catching up next week.

Kind regards,
Peter

From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 10 March 2022 11:36
To: Peter Cleveland [REDACTED]
Subject: [EXTERNAL] RE: Land west of Yapton Lane - WA/2/22/OUT

Dear Peter,

Sorry .. I know you have left me voicemail messages as well and apologise that I have been unable to respond to date.

I have the usual post leave back log to deal with.

I will come back to you shortly, hopefully by the middle of next week, once I have had a chance to update myself on the recent responses.

Regards
Anita

Anita Gardner
Principal Planner

T: 01903 737529
E: anita.gardner@arun.gov.uk



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From: Peter Cleveland [REDACTED]
Sent: 10 March 2022 11:30
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: Land west of Yapton Lane - WA/2/22/OUT

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Dear Anita

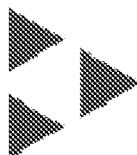
I hope all is well.

Would there be a good time for a call on the above application? I note that the consultation date has passed and there seems to be one matter to respond to on highways. It seems to be quite minor and most of the information requested is already there, but will get a note back to you and WSCC on this point soon.

It would be good to discuss any other issues too. If there is a good time for me to call, please do let me know.

Look forward to hearing from you.

Kind regards,
Peter



Peter Cleveland
Partner, Head of Planning



Rowan House, Baffins Lane, Chichester, West Sussex PO19 1UA



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