

[REDACTED]

From: Chelsey Carter [REDACTED]
Sent: 21 July 2020 09:55
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: RE: WA/30/20/PL

Hi Andrew,

Yes, we agree to a further extension of time to the 20th August.

Kind regards,

Chelsey

[REDACTED]

From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 20 July 2020 14:04
To: Chelsey Carter [REDACTED]
Subject: RE: WA/30/20/PL

I do apologise the precommencement letter was sent in error. I am just formulating a response to your letter. It is a little late for the arboriculturalist report unless you could agree to a further extension of time until 20th August 2020 by return of email.

Thank you,

Andrew Wood MRTPI
Senior Planning Officer, Planning Department

T: 01903 737768
E: andrew.wood@arun.gov.uk

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

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From: Chelsey Carter [REDACTED]
Sent: 20 July 2020 11:32
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>
Subject: RE: WA/30/20/PL

Good morning Andrew,

I hope you are well.

I have not heard from you following my email below, although I did receive an email this morning with the attached letter for pre-commencement conditions with no proposed included? Could you please confirm if this was intentional?

The arboriculturist undertook a site visit on Friday so we are waiting to receive his report.

Kind regards,

Chelsey

[REDACTED]

From: Chelsey Carter
Sent: 10 July 2020 16:38
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>
Subject: RE: WA/30/20/PL

Dear Andrew,

Thank you for your reply which my client has found disappointing. We were previously advised by yourself and Juan that the application would be deferred to Planning Committee for determination (assuming this is with Officer support). This was reliant upon a satisfactory Tree Survey being provided. We later were then advised that the application would be refused on the grounds of character of the area, sustainability and tree survey. These are issues which should have been identified by Officers at an early stage and we find it unsatisfactory that these have been raised at week seven in the application process. We have not had any meaningful dialogue to seek to address these issues thus far.

1) Could you confirm this application has been reviewed by Senior Management at Arun District Council? Could you please provide their contact details?

2) Could you outline in detail how the development does not accord with the character of the area?

No details have been provided beyond this sweeping statement. The site is located outside of the Strategic Gap and its commission details it is of limited landscape value. The site does not comprise a protected viewpoint or vista and is not part of any wider landscape character area. The site is well screened along all boundaries by existing vegetation and development. The proposed elevations of the buildings and layout of the site is typical of similar developments. We consider the development to be a significant improvement upon the development supported by Arun District Council in the Yapton Garage application to the south.

3) Could you outline how the site is not considered sustainable?

You will note that WSCC have not raised any objection on grounds of sustainability and consider the site to be accessible by bicycle. The site is a 10 minute walk from the village by public footpath. Arun District Council have recently granted planning permission for a site to the south (Yapton Garage) which is further from the village. No issues were raised on the sustainability of the location in the LPA's assessment of this development. Therefore, raising it within this application without the backing of any statutory consultee or the presence of any evidence to the contrary is concerning. We would consider that the Council's ability to rely upon ground of sustainability at an appeal would be limited.

Arun District Council currently have a 5 year Housing Land Supply of only 2.9 years. Since the publication of this supply earlier this year, we consider supply of housing sites will have worsened. This application provides an opportunity to support a small-scale, sympathetically scaled housing development that is accessible by a variety of means of transport methods in a District which is unable to demonstrate a 5 year housing land supply.

We would be grateful if you could please respond to the above questions and outline your application of the tilted balance under paragraph 11(d) of the 2019 Framework?

Kind regards,

Chelsey

From: Andrew Wood <Andrew.Wood@arun.gov.uk>

Sent: 06 July 2020 12:51

To: Chelsey Carter

Subject: RE: WA/30/20/PL

Yes it would be a reason for refusal so I would therefore advise submitting a tree survey.

Thanks,

Andrew Wood

Andrew Wood MRTPI

Senior Planning Officer, Planning Department

T: 01903 737768

E: andrew.wood@arun.gov.uk

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From: Chelsey Carter

Sent: 06 July 2020 10:47

To: Andrew Wood <Andrew.Wood@arun.gov.uk>

Subject: RE: WA/30/20/PL

Hi Andrew,

Thank you for your email.

Will the lack of tree survey be a reason for refusal? If so, we would like to submit this prior to the application being refused so that we only have one point of refusal to deal with at appeal. Or are you able put an informative on any reason for refusal to state that the matter of a tree survey could be remedied by having an appropriate survey undertaken?

Are you able to advise on why this this principle issue has been raised at this late stage? Could you confirm why the site is considered unsustainable, as no objection from WSCC has been made in terms of vehicular or cycle access and there is walkable access via existing public footpaths?

Look forward to hearing from you.

Kind regards,

Chelsey

From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 06 July 2020 09:36
To: Chelsey Carter [REDACTED]
Subject: RE: WA/30/20/PL

Chelsey,

Having reviewed the application We are intending to refuse it on grounds of being out of character, an unsustainable location. I would not advise therefore to pay for a tree survey at this stage.

Thank you,

Andrew Wood

Andrew Wood MRTPI
Senior Planning Officer, Planning Department

T: 01903 737768
E: andrew.wood@arun.gov.uk

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From: Chelsey Carter [REDACTED]
Sent: 06 July 2020 09:28
To: Mark Warwick <Mark.Warwick@arun.gov.uk>
Cc: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: Re: WA/30/20/PL

Good morning Mark,

Thank you for your email.

I have had an estimate. They have quoted for:

- 1.Site visit and BS5837 compliant tree survey (required to inform the AIA): £360
2. Arboricultural impact assessment (AIA), to include a tree protection plan and method statement: £450

Would you require both at this stage or could the AIA be a condition of the planning consent?

Look forward to hearing from you.

Kind regards,

Chelsey Carter

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From: Mark Warwick <Mark.Warwick@arun.gov.uk>

Sent: Friday, July 3, 2020 1:23:25 PM

To: Chelsey Carter [REDACTED]

Cc: Andrew Wood <Andrew.Wood@arun.gov.uk>

Subject: RE: WA/30/20/PL

Hi Chelsey

I am unable to make a personal recommendation.

If you are unable to obtain a strong recommendation from elsewhere, I would direct you to the website of the Arboricultural Association <https://www.trees.org.uk/Find-a-professional> who have their own lists of approved contractors and consultants, as a good point to start from.

Kind regards,

Mark Warwick
Tree Officer, Greenspace Team



T: 01903 737974

E: mark.warwick@arun.gov.uk

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From: Chelsey Carter [REDACTED]

Sent: 26 June 2020 17:13

To: Andrew Wood <Andrew.Wood@arun.gov.uk>

Cc: Mark Warwick <Mark.Warwick@arun.gov.uk>

Subject: RE: WA/30/20/PL

Hi Andrew,

Thank you for your email below.

Apologies for the delay in getting back to you, for some reason your email went into my junk mailbox.

We are not proposing to remove any trees or shrubs on the site within this proposal, there are also no TPOs on the site.

We can get an arboricultural report done to confirm this.

Mark - would you be able to recommend anyone locally?

Look forward to hearing from you.

Kind regards,

Chelsey Carter

From: Andrew Wood <Andrew.Wood@arun.gov.uk>

Sent: 24 June 2020 12:30

To: Chelsey Carter

Subject: FW: WA/30/20/PL

Chelsey,

Please see advice from our Arboriculturalist in the email string below. Can you provide arboricultural information ?

Thank you,

Andrew Wood

Andrew Wood MRTPI

Senior Planning Officer, Planning Department



T: 01903 737768

E: andrew.wood@arun.gov.uk

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From: Juan Baeza <Juan.Baeza@arun.gov.uk>

Sent: 24 June 2020 11:33

To: Andrew Wood <Andrew.Wood@arun.gov.uk>

Cc: Mark Warwick <Mark.Warwick@arun.gov.uk>

Subject: RE: WA/30/20/PL

Thanks mark.

Andy can you please get back to agent with marks advice and urge urgency if this is to make July committee as if Mark remains dissatisfied it will be refused. Also they need to be made aware that there is no august committee.

Thanks

Juan Baeza | Team Leader, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37765 | External: +44 (0) 1903 737765 | E-mail: juan.baeza@arun.gov.uk
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From: Mark Warwick <Mark.Warwick@arun.gov.uk>

Sent: 24 June 2020 11:11

To: Juan Baeza <Juan.Baeza@arun.gov.uk>

Cc: Andrew Wood <Andrew.Wood@arun.gov.uk>

Subject: RE: WA/30/20/PL

Hi Juan

I have considered the earlier OUT application and in particular comments submitted by our appointed arboricultural consultant. He identifies on and off-site trees worthy of consideration. It is surprising that the agent/applicant (same for both applications) do not appear to have heeded that earlier advice.

Given that this is a full application, I would expect much more detail than what was required at the Outline stage – so in the absence of any arboricultural information, I would have to recommend REFUSAL.

Regards,

Mark

Mark Warwick
Tree Officer, Greenspace Team



T: 01903 737974

E: mark.warwick@arun.gov.uk

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From: Juan Baeza <Juan.Baeza@arun.gov.uk>

Sent: 23 June 2020 08:17

To: Mark Warwick <Mark.Warwick@arun.gov.uk>

Cc: Andrew Wood <Andrew.Wood@arun.gov.uk>

Subject: FW: WA/30/20/PL

Hi Mark

The previous application WA/33/18/OUT was partly refused on your advice that there was insufficient information to determine that valuable trees would be protected.

Could you please look at what they have submitted to see if you would object this time round.

This application may need to go to committee for determination so an early response would be appreciated specially if you seek further information.

Many thanks

Juan Baeza | Team Leader, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37765 | External: +44 (0) 1903 737765 | E-mail: juan.baeza@arun.gov.uk
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From: Juan Baeza
Sent: 23 June 2020 08:06
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: WA/30/20/PL

Andy

Have had a look at this one? If you are minded to approve then its one that would need to go to committee.

Please let me know what your thoughts are.

Thanks

Juan Baeza | Team Leader, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37765 | External: +44 (0) 1903 737765 | E-mail: juan.baeza@arun.gov.uk
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