

From: Richard Temple
Sent: 14 December 2017 17:19
To: 'Ben Daines'
Cc: Juan Baeza
Subject: RE: WA/73/17/OUT: Land East of Wandleys Lane, Fontwell

Dear Mr Daines,

Thank you for your voicemail. Sorry I missed the call I was on site.

Myself and my Team Leader are not of the opinion that a meeting is necessary. I note your Director is now in email correspondence with our Group Head of Planning regarding this application.

Regards,

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37591 | External: +44 (0) 1903 737591 | E-mail: Richard.temple@arun.gov.uk



From:
Richar

d Temple

Sent: 13 December 2017 18:04

To: 'Huw James'; Ben Daines

Cc: Neil Crowther; Juan Baeza

Subject: RE: WA/73/17/OUT: Land East of Wandleys Lane, Fontwell

Dear Mr James,

Thank you for the quick response. I append my email to you from 1655, today for information.

You note that the application was allocated to me after to other officers (first Micheal Eastham then Juan Baeza). Owing to their excessive workloads on strategic applications and management duties respectively. As such, I had significantly less time for consideration of the proposal. And am informing you of our intention to refuse the application 4 weeks since I received the application.

Our full reasons for refusal will be outlined in the officer report and reasons for refusal to be prepared by the target date in January. These will include sustainability, as stated in the pre-app. You will note that the application is for a site outside of the built up area of Fontwell. So does not form part of the built village as such, but a rural field.

You are correct that the emerging Local Plan states that Fontwell is a 'large sustainable inland village' as such, it is the Council's aim to promote sustainable development for this village. In this instance we do not consider the development to be sustainable. The s106 is not yet agreed so the application as it stands will be refused on those grounds as well. Unless you wish to attempt to have an S106 agreed by 18th January 2018. This is unlikely to be achievable.

It is unlikely we will be willing to offer a meeting regarding this as it would be beneficial. If Neil Crowther is of the opinion we should have a meeting then I will update you on that.

You are aware of our position on the application and that you will be receiving a refusal by the determination date.

Regards,

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.



From: Huw James [REDACTED]
Sent: 13 December 2017 17:10

To: Richard Temple; Ben Daines
Cc: Neil Crowther
Subject: RE: WA/73/17/OUT: Land East of Wandleys Lane, Fontwell

Dear Mr Temple,

I refer to your email of 13 December to my colleague Ben Daines which we obviously found extremely disappointing.

We have been asking yourself/Arun District Council for updates and a meeting on the application since the end of the consultation period and were told on 23 November that you had only just been reallocated the application (following allocation to Juan Baeza, Michael Easton and Juan Baeza). Aside from the ineffective management of this process by the Council we are now told (by email) that the application is highly likely to be refused under delegated powers which is poor in terms of communication and the positive, proactive approach required by paragraph 187 of the Framework. Neither has any reason for refusal been stated in your email to justify this position.

I have left voicemail messages with you and Neil Crowther and request that you both meet with us to discuss urgently -- I suggest Wednesday 20 or Thursday 21, time at your convenience.

The key pre-application concern related to the sustainability of the site. We have demonstrated through the planning application and supporting evidence that concerns regarding the sustainability of the site would be overcome by the following measures:

- * The provision of a new 1.8m wide footway from the site access to the junction with Walberton Lane to encourage pedestrian movements from the site;
- * The provision of a cycle/pedestrian access at the application site, directly opposite the cycle/pedestrian access proposed at the adjacent Dandara site, to encourage pedestrian and cycle movements from the application site to and through the Dandara site. It should be noted that the approved Dandara development will improve the sustainability of the application site as it will provide A class uses as well as new employment floorspace.
- * Significant contributions to existing bus services in the area.

It should also be noted that the application site is immediately adjacent the Dandara site which has been allocated in the emerging Local Plan (site SD6) and has recently been granted planning permission for 400 homes as well as employment and A class development. It is not clear why the LPA consider this site to be sustainable but not the application site when the two sites are immediately adjacent. It should also be noted that the emerging Arun Local Plan describes Fontwell as a 'large sustainable inland village' which clearly suggests that it is an appropriate location for housing growth.

It is currently not clear on what grounds you consider the development to be unacceptable and it is important that we meet to discuss as soon as possible. I look forward to hearing from you.

Kind Regards

Huw James MRTPI
Director

ECE Planning

Wishing you, your family & friends a very Merry Christmas and a Happy & Prosperous New Year.

Our offices will be closed from 1pm on Friday 22nd December until Tuesday 02 January. The office will also be closed on Thursday 04 January for our annual staff meeting. As previous years we are not sending cards but instead will continue to support The Chestnut Tree, a children's hospice in Sussex.



Brooklyn Chambers 11 Goring Road Worthing West Sussex BN12 4AP

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From: Richard Temple [<mailto:Richard.Temple@arun.gov.uk>]
Sent: 13 December 2017 11:48
To: Ben Daines
Cc: Huw James
Subject: RE: WA/73/17/OUT: Land East of Wandleys Lane, Fontwell

Dear Mr Daines,

Thank you for the email.

You will note we have not yet had a response from the NHS commissioning group but they have said they are working on the response.

No the application will not be heard at January committee.

The application is very likely to be refused under delegated powers. The 13 week decision date is 18th January 2018 not 8th January 2018 (could be a typo?).

You will note stated a development of this scale would not be viewed favourably in the pre-app of PAA/114/17/.

No amount of negotiation at this stage will change our stance on the development's acceptability. This view is supported by my Team Leader and Group Head of Planning.

Regards,

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Save the environment - think before you print.

From: Ben Daines [REDACTED]
Sent: 13 December 2017 10:59
To: Richard Temple
Cc: Huw James
Subject: RE: WA/73/17/OUT: Land East of Wandleys Lane, Fontwell - Transport documents

Dear Mr Temple,

Thank you for the email and for chasing Greenspace and the NHS.

While I appreciate that it is unlikely that this application will be determined before the end of the statutory determination period (8th January 2018), could you please confirm that this application will be taken to the Development Control Committee on 17 January 2018.

Kind Regards

Ben Daines MRTPI

Senior Planner

ECE Planning

Wishing you, your family & friends a very Merry Christmas and a Happy & Prosperous New Year.

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From: Richard Temple [<mailto:Richard.Temple@arun.gov.uk>]

Sent: 08 December 2017 14:43

To: Ben Daines

Cc: Huw James

Subject: RE: WA/73/17/OUT: Land East of Wandleys Lane, Fontwell - Transport documents

Dear Mr Daines,

Thanks for the email. Email of 29th Nov received. Apologies I did not sent a receipt reply.

The email and its attachments was sent to our tech support team (on 1st Dec '17) but have not been uploaded yet. But, I note your email was sent to relevant case officers at HE and WSCC who have been re-consulted, formally. I have not had a response from them yet.

On other issues, I have chased Greenspace regarding public open space provision or a contribution which may be necessary; And am to chase the NHS Coastal Commissioning Group today.

Regards,

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37591 | External: +44 (0) 1903 737591 | E-mail: Richard.temple@arun.gov.uk

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From: Ben Daines [REDACTED]
Sent: 08 December 2017 11:28
To: Richard Temple
Cc: Huw James
Subject: RE: WA/73/17/OUT: Land East of Wandleys Lane, Fontwell - Transport documents

Dear Mr Temple,

I refer to my email of 29 November (see below).

I note that this has not yet been added to the online application file. Could you please confirm receipt of the email and the relevant attachments please?

Kind Regards

Ben Daines MRTPI
Senior Planner

ECE Planning

3 Significant Planning Approvals in the South Downs National Park – click [here](#) to read more



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From: Ben Daines
Sent: 29 November 2017 11:10
To: Richard Temple
Cc: Alice Brighton; Huw James; [REDACTED]
Subject: WA/73/17/OUT: Land East of Wandleys Lane, Fontwell - Transport documents

Dear Richard,

I refer to the above outline planning application at Land East of Wandleys Lane, Fontwell, and the consultation responses from West Sussex County Council Planning Services and Highways England.

In response to the matters raised by these two consultees, please find attached the following:

- A letter responding to both WSCC and Highways England
- Figures 5.1 to 8.6 of the Transport Assessment

- Appendix B – Large refuse vehicle tracking analysis – site access
- Appendix B – Large refuse vehicle tracking analysis – through site
- A27-A29 Roundabout Junctions 9 Report
- Designer's Response to Safety Audit

Please also go the following weblink to view the relevant model

files: <http://simplesend.it/d/587737afbe8e4a87936fc9f63e3093239de9d356f9ea4b>

The model files are as follows:

- A27 – A29 roundabout
- A27 Fontwell – Arundel – TA Mitigation Model
- A27 Fontwell – Arundel – TA Model

We trust the attached letter and associated documents address the issues raised by West Sussex County Council and Highways England.

I would be grateful if you could confirm receipt of this email.

Please let me know if you have any queries.

Kind Regards

Ben Daines MRTPI

Senior Planner

ECE Planning

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