

From: Richard Temple
Sent: 20 February 2018 10:00
To: Planning.Responses
Subject: FW: WA/73/17/OUT - Land east of Wandleys Lane, Fontwell

Please scan as correspondence between agent and Housing Strategy and Enabling Manager.

Regards,

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: Phoenix House, 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: 19 February 2018 16:29
To: Andy Elder
Cc: Huw James; Richard Temple
Subject: RE: WA/73/17/OUT - Land east of Wandleys Lane, Fontwell

Thank you for this Andy. We will proceed with the s106 on this basis.

Kind Regards

Ben Daines MRTPI
Senior Planner

ECE Planning

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From: Andy Elder [<mailto:Andy.Elder@arun.gov.uk>]
Sent: 19 February 2018 14:51
To: Ben Daines
Cc: Huw James; Richard Temple
Subject: RE: WA/73/17/OUT - Land east of Wandleys Lane, Fontwell

Ben,

I am happy that the S106 agreement contains just the tenure split for the affordable housing in percentage terms. It will not be necessary at this stage to prescribe the precise breakdown of the affordable units in terms of dwelling size/type/mix for each tenure type. It would be helpful however if the S106 agreement can specify that the affordable units will be acquired by an affordable housing provider approved by the Council, this will include our preferred registered partners and the Council itself.

I trust this information is helpful for you but please let me know if you require any further input/steer from me at this time.

Kind regards,

Andy

Andy Elder | , Housing Strategy and Enabling Manager

Services Directorate, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37714 | External: +44 (0) 1903 737714 Mobile 07872415895

| E-mail: andy.elder@arun.gov.uk

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PLEASE NOTE MY WORKING DAYS ARE MONDAY TUESDAY AND WEDNESDAY

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From: Ben Daines [REDACTED]
Sent: 14 February 2018 12:39
To: Andy Elder
Cc: Huw James; Richard Temple
Subject: FW: WA/73/17/OUT - Land east of Wandleys Lane, Fontwell

Dear Mr Elder,

I refer to the email below in which the case officer, Richard Temple, has advised me to contact you directly regarding the s106 agreement and affordable housing for the planning application at land east of Wandleys Lane – ref WA/73/17/OUT.

I can confirm that we are happy with the requirements set out in your consultation response re 30% affordable housing provision and the prescribed size and tenure requirements. Do we need to be any more specific than this for the s106 agreement? Are you happy that the s106 agreement refers to your recommended proportions regarding size and tenure rather than specifically stating the number of dwellings that will be affordable rented, intermediate etc. This seems a more appropriate to deal with an outline application but I would appreciate your view on this.

Kind Regards

Ben Daines MRTPI

Senior Planner

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From: Richard Temple [<mailto:Richard.Temple@arun.gov.uk>]
Sent: 06 February 2018 11:31
To: Ben Daines; Huw James
Cc: Juan Baeza; Alice Brighton
Subject: RE: WA/73/17/OUT - Land east of Wandleys Lane, Fontwell

Dear Mr Daines,

Thank you for the email.

S106 progress

Please contact the Housing Strategy & Delivery Manager, Andy Elder directly. Andy.Elder@arun.gov.uk 01903 737714.

Appeal Decisions & Housing Land Supply

We are aware of the decisions.

Arun District Council has approved over 550 dwellings in the last three calendar months (not including the allowed appeals). The housing land supply shortage is not as severe as is being presented in applications by agents at the moment. That's more than half Arun's OAN in one quarter. In terms of new dwellings, last year, Arun District Council saw almost 900 dwellings completed. These are material considerations in the arguments for 5 Year HLS. A further, official, Housing Land Supply Assessment will be made this year.

Police contributions

From my assessment the police contributions meet the CIL Reg.122 tests but if you disagree, please make me aware.

Walberton NDP

Thanks for the section regarding the unlit village status. We will consider this prior to the meeting.

The Dandara application was approved conditionally by Arun on 20th January 2016. The call in decision was made on 13th July 2017, this application (WA/73/17/OUT) was submitted on 9th October 2017, well after both decisions. So, it has not been approved since the submission of this application; as stated in your email.

Approximately half of the Dandara site is not within Walberton Parish (more built up section on the map below to the west) so is not subject to Walberton NDP policy VE8. Furthermore, the high proportion of public open space (4.5 hectares approx.) on the Dandara site is to be located in the Walberton half of the site. Partly, for that reason the Parish supported the development of the site in its NDP which was made prior to the SoS 'call in' decision on Dandara. I include the map of the agreed POS in the S106 below:-



The Walberton NDP supports a large housing site for the delivery of up to 400 dwellings, some of which are located in Walberton on the Dandara site.

The Walberton plan was made prior to the SoS call in decision on Dandara and included support for the Dandara site as part of an allocation.

Southern Water

We would not see Southern Water's comments as a reason for refusal. We would add the advised informative, below:-

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Highways England

Please see the most recent consult response from HE.

WSCC Highways

Thank you for the email with the Proposed Access and Layout 38848_5501_004 Rev. A. Given this will result in impacts on trees, drainage ditches and potentially habitats, we will be re-consulting the relevant departments and re-advertising the application to the public.

Next Steps

Moving forwards, I will, today send the update to legal regarding the WSCC highways and the POS contributions.

HE have retained their objection at the moment so we need to agree a further extension of time. I suggest until **16th March 2018** to allow for further consultation response and the additional changes to the S106 to be made, especially the HE further response which will add a further dimension to the S106.

Furthermore, our meeting is 8th February 2018. Currently, we are in a position to make a decision on 9th February 2018.

I look forward to meeting you all on 8th February to discuss your interpretation of the pre-app as agreed with Juan.

Regards,

Richard Temple | Senior Planning Officer, Directorate of Place, [Arun District Council](http://www.arun.gov.uk) | Location: Phoenix House, 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: 30 January 2018 17:29
To: Richard Temple; Huw James
Cc: Juan Baeza; Alice Brighton
Subject: RE: WA/73/17/OUT - Land east of Wandleys Lane, Fontwell

Dear Mr Temple,

Thank you for your email of 24 January and for confirming the extension of time. I will address each point raised as per your email:

S106 progress

I can confirm that we agree to WSCC's recommended highways contributions as per their letter of 23 January. I can also confirm that we are happy with the recommendations of the Housing Strategy and Enabling Officer re 30% affordable housing provision and the prescribed size and tenure requirements in his consultation response. Do we need to be any more specific than this?

If the application were to go to Planning Committee, could it not go to the March 14th Committee with an agreed s106 Heads of Terms rather than a fully completed s106 agreement? This way we are not slowed down by legal processes. Such an approach was used for the Stakers Farm application that went to the Planning Committee in January.

Appeal decisions

We note your response to this matter and consider that if the application is refused, despite these latest appeal decisions, then the Council needs to bear in mind the appeal costs implication if its reasons for refusal of our client's scheme are rejected by yet another Inspector. We refer you to the specific advice in the PPG, most notably para 028 (Reference ID: 16-028-20140306). We supplied the Appeal decisions with specific reference to the lack of weight given to the ELP and the identified severity of the housing supply shortage in decision making in favour of allowing residential development (by the SoS/Inspectorate) and consider that these are significant material considerations on what is the fundamental issue in the District at present.

Police Contributions

Noted. While we are in theory happy to agree to a police contribution, we would be grateful if you could confirm that this contribution is compliant with Reg.122 of the CIL Regulations and not just a tariff-based payment.

Walberton NDP

We addressed the 'Unlit Village' status policy in the Design & Access Statement submitted with the planning application as follows:

5.12 Lighting

Policy VE8: Unlit Village Status of the Walberton Neighbourhood Development Plan states that:

'Development proposals which detract from the unlit environments of the Parish will not be supported. New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting at equine establishments and on sports fields or sports ground.'

While street lighting will be provided throughout the residential areas, in order to comply with this policy, there will be a focus on minimising light impact as far as possible in order to retain the semi-rural character of the area. Street lighting may include limited pedestrian focused public street lighting columns, bollard lighting and on-plot security lighting subject to a detailed lighting strategy as part of the detailed scheme design. It is intended that public street lighting columns will be used only where required for key roads. Sensitive lighting will be provided in key areas of open space which may be used in evenings, but will be limited in the more informal open space areas around the edge of the site to bollard lights or ground-up lighters only where specifically required to meet safety concerns.

Where lighting will be close to green corridors and open spaces, the potential impact on wildlife will be fully considered and it is likely to be necessary to create dark corridors along some key green routes.

New lighting will be required to conform to the highest standard of light pollution restrictions and light fittings will be low energy, highly efficient and directional in order to limit the amount of light spillage on the rural surrounds and to the adjoining residential dwellings to the south east and north.

We would also point out that since this planning application was submitted, the Dandara scheme has been approved. Will this not change the nature of the area, increasing lighting and urbanising the area?

As a final point, in my email of 24 January, I also stated the following:

'Additionally, I would also be grateful for the Council's opinion on the Southern Water consultation response. We consider that there are not sufficient grounds to object but would request your agreement. Furthermore, can you confirm that the Council is satisfied that suitable conditions can be applied to surface water drainage (as recommended by the Council's drainage engineer).'

This point was not addressed in your email. Could you respond on this matter please?

Kind Regards

Ben Daines MRTPI
Senior Planner

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From: Richard Temple [<mailto:Richard.Temple@arun.gov.uk>]
Sent: 24 January 2018 16:19
To: Ben Daines; Huw James
Cc: Juan Baeza; Alice Brighton
Subject: RE: WA/73/17/OUT - Land east of Wandleys Lane, Fontwell

Dear Mr Daines,

Thank you for the email.

Satisfied to agree the EOT until Friday 9th February 2018 at the moment. However, this is not long enough to have the S106 finalised. And how do we know we will have had a further consultation response from Highways England (HE) by then?

If we were to recommend approval we'd need an EOT until April 13th 2018 for the application to be heard at DC committee on 11th April 2018. I do not think it is likely we could get the application cleared to March 14th committee (with an S106 agreed) by 20th February 2018 (officer report closing date).

S016 progress

I am to update legal with the Greenspace requirements you sent us after I'd sent initial instructions to Legal. Are you happy with the recommendations of WSCC regarding highways contributions uploaded 23/01/2018 to Arun District Council's website? I will also need to update legal on the WSCC contributions and HE if agreed and if no objection is agreed by HE.

Furthermore, I'm waiting for confirmation of the affordable housing provision from yourselves in line with Housing Strategy and Enabling Officer comments. See email attached.

Appeal decisions

Thanks for the appeal decisions. We are aware of these (they are sites in Arun District). They do not change our stance on the development in terms of our recommendation.

Police contributions

The details of the police contribution are on our website, we will be seeking a contribution to police services. Please see the letter dated 17th November 2017 from Andrew Taylor. Policing is considered 'infrastructure and service' for the purposes of emerging policy INF SP1, saved and 'infrastructure, service or amenity provision' for the purposes of saved policy GEN8. The contribution total is £25,474.55.

Walberton NDP

Could you also address the concerns raised in the pre-app response letter regarding policy VE8 in the Walberton NDP?:-

Policy VE 8 'Unlit village' status

Development proposals which detract from the unlit environments of the Parish will not be supported. New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time. Security and other outside lighting on private and public premises will be restricted or regulated to be neighbourly in its use including floodlighting at equine establishments and on sports fields or sports grounds.

Reason: The Parish contains part of, and is adjacent to the remainder of, the South Downs National Park. It has a number of areas where light pollution is minimal and the full night sky can be seen.

Extract from pre-app letter:-

Light Pollution

Planning policies emphasise the need to consider the impact of light on neighbouring uses and wider landscape. Light levels should be the minimum required for security and working purposes, and minimise potential glare and spillage. The Walberton NP policy VE8 does not support proposals that detract from the unlit environments of the Parish. This is considered to be an unlit environment and the comments of the Council's environmental health officers will be sought in this regard where the advice contained in national standards for light pollution will be incorporated into any decision.

It is not considered appropriate to address this matter at reserved matters stage or by condition. This policy is not considered 'out of date' as it is not a housing policy in accordance with the Written Ministerial Statement (WMS) made on 12th December 2016.

Regards,

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: Phoenix House, 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: 24 January 2018 14:32
To: Richard Temple
Cc: Huw James; Neil Crowther; Juan Baeza; Alice Brighton
Subject: RE: WA/73/17/OUT - Land east of Wandleys Lane, Fontwell

Dear Mr Temple,

I would like to request a further Extension of Time for the planning application at Wandleys Lane until **Friday 9 February** to allow for Highways England to respond to Gary Heard's email of 11 January, and to allow time for completion of the draft s106 agreement. I would be grateful if you could confirm that this is acceptable.

Further to my email of 17 January, I write with reference to two recent appeals that have recently been allowed for residential development in Yapton, outside of the Built Up Area Boundary. These relate to a site at Burndell Road (APP/C3810/V/16/3158261), approved October 2017 by the Secretary of State, and a site off Ford Lane (APP/C3810/W/17/3170059), allowed on 15 January 2018. I am raising these appeal decisions as I consider that they are of direct relevance to decisions made by the Council on residential proposals including the current planning application at Wandleys Lane.

Sustainability

Para 10 of the appeal decision for Ford Lane shows that the site has a number of parallels with Wandleys Lane in that it is in a sustainable location (both Yapton and Fontwell are considered sustainable in the Council's emerging Plan), it would not cause any significant harm to the landscape or to biodiversity, the loss of the countryside was accepted for the district's housing needs to be met, and development could be well-integrated, legible and permeable by walking and cycling. With regard to the last point, the legibility and permeability by walking and cycling, is clearly enhanced at Wandleys Lane due to the previously mentioned road widening and footpath provision along Wandleys Lane (north of the site access) and the approval of the Dandara scheme (which offers further walking and cycling opportunities). The opportunities for sustainable forms of transport to and from the site are clearly recognised by WSCC Highways Authority who have now withdrawn their objection to the proposed development.

Severe Housing Shortage

Para 41 of the same appeal decision is also important in that it states that *'the Burndell Road Inspector noted that time was passing and there is a critical imperative to get the housing market moving within the district given the local situation and the national housing shortage.'* The Inspector goes on to note that the Secretary of State agreed with the Burndell Road Inspector's conclusions on this matter. It has been clearly shown through the Planning Statement submitted with the Wandleys Lane planning application and subsequent correspondence submitted by ECE Planning that the site can be made sustainable. This has now been accepted by WSCC and should also be recognised by Arun DC and therefore approved without delay in light of Arun's 'severe housing shortage' (para 45). Fundamentally, the Ford Lane Inspector stated at Para 41 that, *'The Burndell Road Inspector noted that time was passing and there is a critical imperative to get the housing market moving within the district given the local situation and the national housing shortage. She further noted that to delay until after the adoption of the emerging LP and allocations through a review of the YNP would seriously harm deliverability of housing locally, including affordable homes.'*

Weight of Adopted Local Plan, emerging Local Plan and Neighbourhood Plans

The appeal decision also makes clear that Policies GEN2, GEN3 of the Arun Local Plan and BB1 of the Yapton Neighbourhood Plan are out-of-date, and that 'the emerging Local Plan should be accorded only limited weight given its present stage on the road to adoption.' On this basis, the Walberton Neighbourhood Plan policies for the supply of housing (specifically policy HP1) would also be considered out-of-date and this is recognised both in the pre-application advice for the proposed development at Wandleys Lane and the committee report for residential development at Tye Lane (WA/44/17/OUT).

In light of the above, particularly in relation to the out-of-date nature of the development plan, the lack of weight given to the emerging Local Plan and the severe housing shortage within the District (in line with the view of the Secretary of State and Planning Inspectors), the planning application at Wandleys Lane should be approved without delay.

Additionally, I would also be grateful for the Council's opinion on the Southern Water consultation response. We consider that there are not sufficient grounds to object but would request your agreement. Furthermore, can you

confirm that the Council is satisfied that suitable conditions can be applied to surface water drainage (as recommended by the Council's drainage engineer)

Finally, I would appreciate some clarity on whether the Council will require, through the s106 agreement, for the development at Wandleys Lane to pay contributions to the police service. We note that such contributions do not appear to be required by existing or emerging Local Plan policy and we are aware of other local authorities that do not request such contributions.

Please let me know if you have any queries.

Kind Regards

Ben Daines MRTPI
Senior Planner

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From: Richard Temple [<mailto:Richard.Temple@arun.gov.uk>]
Sent: 17 January 2018 17:23
To: Ben Daines
Cc: Huw James; Neil Crowther; Juan Baeza
Subject: RE: WA/73/17/OUT - Land east of Wandleys Lane, Fontwell

Dear Mr Daines,

Email and attachment received.

Regards,

[Richard Temple](#) | Senior Planning Officer, Directorate of Place, [Arun District Council](#) | Location: Phoenix House, 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: 17 January 2018 17:04
To: Richard Temple
Cc: Huw James; Neil Crowther; Juan Baeza
Subject: RE: WA/73/17/OUT - Land east of Wandleys Lane, Fontwell

Dear Mr Temple,

I refer to your email of 11 January. Please find attached a letter in response.

I would be grateful if you could reply at your earliest convenience.

Kind Regards

Ben Daines MRTPI
Senior Planner

ECE Planning

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From: Richard Temple [<mailto:Richard.Temple@arun.gov.uk>]
Sent: 11 January 2018 15:44
To: Ben Daines
Subject: RE: WA/73/17/OUT - Land east of Wandleys Lane, Fontwell

Dear Mr Daines,

Thanks for the email.

Apologies that I missed your call, I was on the phone to a colleague regarding the Greenspace consultation comment and impact on the S106. It is not clear what they are actually requiring in terms of POS (area) requirement on site which needs to be included in the S106. I have chased Greenspace in this regard. I'm trying to make sure we go to Jeremy Cook with all the correct requirements, up front, so the S106 can be progressed, otherwise the S106 will just be delayed whilst being prepared.

I think your position regarding the EOT is reasonable. And understand your position. But, do you think you can reach a position with the S106, HE and WSCC Highways issues resolved by 29th Jan 2018? We are currently in a position of making a recommendation of refusal by this date.

The written pre-app response regarding the reasons for refusal explains our position.

This site was, also, considered the Council's HEELA 2017 as 'not developable' and in our view development of the site is not sustainable development in line with the NPPF, saved policies, emerging policies and the Walberton NDP (adopted

last year). The extant permission on the Dandara site does not automatically make this site suitable for sustainable development. We made our reasons for refusal clear in the written pre-app response.

With regards to WSCC response, sustainability in highways terms is not the same as 'sustainable development' in line with all planning policy. Furthermore, the NPPF does not take precedent over saved local plan policy, Neighbourhood Development Plan policy and emerging policy. Even when an Authority cannot demonstrate a 5 year Housing Land Supply. This view is based on recent planning decisions, court rulings and appeal decision. Whilst a consultation response from WSCC and HE of no objection may be beneficial to your application it would not change our position in terms of sustainable development.

Regards,

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

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From: Ben Daines [REDACTED]
Sent: 11 January 2018 15:00
To: Richard Temple
Cc: Huw James
Subject: RE: WA/73/17/OUT - Land east of Wandleys Lane, Fontwell

Dear Mr Temple,

I did try to phone you this afternoon but it went straight to you answer machine so I am sending this email instead.

With respect to a further extension of time, we would, at this stage, like to try and get the S106 completed by 29 January so we are not requesting an extension at this stage but we would be grateful if we could review this position in one to two weeks' time dependent on progress with the S106. To this end, the applicant's solicitor has informed me that the Council's solicitor, Jeremy Cook, has not yet confirmed that he has been instructed. Anything you can do to expedite this would be appreciated.

Another important point that I wanted to discuss with you was the reason for refusal. While I understand that you intend to refuse the application on general sustainability grounds, could you be a little more specific regarding the actual contents of the reason for refusal as we are still not clear on this. Presumably you have now had time to give this more consideration? If the reason for refusal is based on sustainability issues and concerns regarding the potential increase in carborne journeys then our recent response to WSCC and their anticipated response will surely have some bearing on this?

Kind Regards

Ben Daines MRTPI
Senior Planner

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From: Richard Temple [<mailto:Richard.Temple@arun.gov.uk>]
Sent: 09 January 2018 09:08
To: Ben Daines
Cc: Huw James
Subject: RE: WA/73/17/OUT - Land east of Wandleys Lane, Fontwell

Many thanks for the quick response.

Apologies for the delay but unbelievably we were evacuated from the offices as a 'suspect' package was left in our reception.

I await your reply regarding the EOT.

Regards,

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltrovers 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 January 2018 12:31
To: Richard Temple
Cc: Huw James
Subject: RE: WA/73/17/OUT - Land east of Wandleys Lane, Fontwell

Dear Mr Temple,

Thank you for your email.

We have no issues with the consultee recommendations regarding contributions received so far.

With regard to a further extension of time, we are currently in discussions with the client and will get back to you on this as soon as possible.

Kind Regards

Ben Daines MRTPI
Senior Planner

ECE Planning

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From: Richard Temple [<mailto:Richard.Temple@arun.gov.uk>]
Sent: 08 January 2018 11:06
To: Ben Daines
Cc: Huw James
Subject: RE: WA/73/17/OUT - Land east of Wandleys Lane, Fontwell
Importance: High

Dear Mr Daines,

Hope you had a good weekend.

Can I have an update on my questions below, please? I am due to meet with my Team Leader about this application 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: Richard Temple
Sent: 05 January 2018 11:14
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 quick reply.

Please find attached my email to Mr James following his email. WSCC have been re-consulted formally by Arun.

I have just had an email from our Legal Team regarding the S106 on this site so it seems your legal team have been able to contact ours. I will be in contact with our legal team to get the S106 process started.

With regards to the contributions, are you happy with all the consultee recommendations? Note that all the consultee responses requiring a S106 be it either financial or directional have responded to Arun. I would note that we are unable to agree the WSCC Highways or HE contributions yet, obviously.

Give we are currently working to a determination date of 29th January, I would suggest a further extension of time.

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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Save the environment - think before you print.

From: Ben Daines [REDACTED]
Sent: 05 January 2018 10:01
To: Richard Temple
Cc: Huw James
Subject: RE: WA/73/17/OUT - Land east of Wandleys Lane, Fontwell

Dear Mr Temple,

Happy New Year to you too and thank you for agreeing the extension of time.

You will have hopefully received PBA's response to WSCC highways which Huw James forwarded to you on 22 December. Could you please confirm receipt? A response to Highways England will be submitted imminently.

We are aiming to have a S106 agreed prior to determination of the planning application and are currently working on this but have, to date, had trouble getting a response from your Council's legal section.

Kind Regards

Ben Daines MRTPI
Senior Planner

ECE Planning

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



Brooklyn Chambers 11 Goring Road Worthing West Sussex BN12 4AP

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From: Richard Temple [<mailto:Richard.Temple@arun.gov.uk>]
Sent: 03 January 2018 18:13
To: Ben Daines
Subject: RE: WA/73/17/OUT - Land east of Wandleys Lane, Fontwell
Importance: High

Dear Mr Daines,

Happy new year.

When are the amended details for Highways England and WSCC highways to be submitted? Please note we have to allow 21 days for consultees to reply after amended details are submitted.

Also, are you aiming to have an S106 agreed? You will note we have had responses from consultees regarding contributions. I would expect you would like the S106 agreed so when you appeal our refusal that issue is covered.

FYI, Neil Crowther will be responding directly to Mr James regarding his letter and myself or Mr Baeza will be in contact regarding the pre-app meeting also.

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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From: Richard Temple
Sent: 22 December 2017 13:54
To: 'Ben Daines'
Subject: RE: WA/73/17/OUT - Land east of Wandleys Lane, Fontwell - NHS commissioning group

Dear Mr Daines,

Further to my email below, please find attached the NHS commission group response with regards to NHS contributions.

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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From: Richard Temple

Sent: 22 December 2017 13:46

To: 'Ben Daines'

Cc: Juan Baeza

Subject: RE: WA/73/17/OUT - Land east of Wandleys Lane, Fontwell - Extension of time

Dear Mr Daines,

Thank you for the proposed extension of time. We agree to this and I will have this uploaded by Tech Support in the new year. They are today moving offices.

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: 22 December 2017 11:11

To: Richard Temple

Cc: Juan Baeza; Neil Crowther; Huw James; Alice Brighton; Gary Heard

Subject: WA/73/17/OUT - Land east of Wandleys Lane, Fontwell - Extension of time

Dear Mr Temple,

I refer to the above planning application and your recent email of 20 December 2017.

Please see the email below that Gary Heard from PBA sent to Stephen Gee at West Sussex County Council this morning. As can be seen from this email, we consider WSCC's most recent response to be a holding objection which can be addressed primarily through the provision of a bus service for the proposed development at Wandleys Lane. This could either be stand alone or delivered in conjunction with the Dandara site. The latter option would clearly have benefits for the sustainability of such a bus service. The bus service, like that proposed at Dandara, would serve local schools and Barnham Station. A full detailed response to WSCC on this matter will be provided early in the new year. We believe that such a service would resolve any outstanding concerns both Arun DC and WSCC have regarding the sustainability of the site.

As a result of the above, we request an **extension of time** of three weeks for the planning application which would result in a determination date of **Monday 29 January 2018**. This additional time would allow WSCC to respond to PBA. I would be grateful if you could confirm your agreement to this extension of time.

Kind Regards

Ben Daines MRTPI
Senior Planner

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.



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From: Gary Heard [REDACTED]
Sent: 22 December 2017 09:46

Cc: Matt Barney
Subject: 38848 - Wandleys Lane - Fontwell

Good morning Stephen

Ben Daines of ECE Planning has passed me your holding objection (20th December) within which you have requested some additional information in relation to the Wandleys Lane planning application (WA/73/17/OUT). Having reviewed your request I am confident that this information can be provided in order to address your concerns. I will endeavour to do this as soon as possible.

In the meantime, here are my initial thoughts for your consideration which are as follows (using your bullet points – replicated below in bold italics for ease of reference) :

Revised modelling for A27/A29 Fontwell east and west junctions;

We have now received clarification from Highways England with respect to the scenarios they wish to see assessed; and they have provided the models that they would like this assessment to adopt. We are in the process of running these models and I will report the results of this in a further technical note in the New Year.

Signed designers response for Wandleys Lane improvement;

I will sign the designers response and a copy can be provided to yourself.

Information concerning proposed public transport provision to the site; and

Whilst our client has already committed to supporting a bus service, we will provide further details. However, to help co-ordination we note that the adjacent Dandara site already has a s106 obligation to agree a bus service schedule with WSCC and then implement such service prior to the completion of 50 units. I am unclear as to whether Dandara have already provided WSCC with the details of the bus service they intend to provide and would appreciate your advice with respect to this.

Nevertheless, in the first instance we will consider the provision of a stand alone bus service to serve our site. In that manner there can be certainty that a bus service will be provided. Nevertheless, it would seem sensible that the cost of doing this may be better spent in supporting a bus service that serves both the Dandara site and our site. This will be a matter of timing and co-operation which we are willing to explore further.

Information of sustainable transport potential to school and employment opportunities.

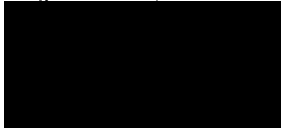
We would expect the bus service described above to fulfil this role in providing access to local schools and the rail station at Barnham. We will consider a potential route for a bus service and include this within a further response in the New Year.

I trust the above provides sufficient comfort that the items you have raised can be resolved and we will compile a more comprehensive response to address the above request for information. In the meantime I think it would be useful if we were able to discuss matters and I would therefore appreciate a call with you later this morning if you are available?

Regards,

Gary Heard
Senior Associate

For and on behalf of Peter Brett Associates LLP
Calgarth House, 39-41 Bank Street, Ashford, Kent, TN23 1DQ



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