

From: Nicola Spencer
Sent: 06 March 2018 17:09
To: Karen Garner
Subject: FW: Wandleys Lane wa/73/17/out

Nicola Spencer | Technical Support Manager, Planning Department, Arun District Council | Location: First floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37446 | External: +44 (0) 1903 737500 ext 37446 | E-mail: nicola.spencer@arun.gov.uk
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From: Richard Temple
Sent: 05 March 2018 12:16
To: Nicola Spencer
Subject: FW: Wandleys Lane wa/73/17/out

Hi Nicola,

Can these be scanned as supplementary documents, please?

Thank you

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: 02 March 2018 16:04

To: Juan Baeza

Cc: Alice Brighton [REDACTED] Huw James; Richard Temple; Neil Crowther; Gary Heard

Subject: RE: Wandleys Lane

Dear Juan,

Further to my email of 28 February, I attach a tree survey and Arboricultural Impact Assessment (AIA) for the trees along Wandleys Lane, north of the proposed site access. This aboricultural survey has informed the most recent indicative highway design for Wandleys Lane, sent to you on 28 February.

As can be seen from the attached AIA, Wandleys Lane can be improved for pedestrians and other road users without any significant impacts on the trees and vegetation along the lane and without any harmful impacts on the rural character of the lane. The WSCC tree officer, Julie Boulton, has seen the amended plans for Wandleys Lane and has commented positively.

I trust that this report will inform the determination of the planning application and would be grateful to receive any comments you or your colleagues may have.

Kind Regards

Ben Daines MRTPI

Senior Planner

ECE Planning

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From: Ben Daines

Sent: 28 February 2018 17:19

To: Juan Baeza

Cc: Alice Brighton [REDACTED] Huw James; Richard Temple; Neil Crowther; Gary Heard
Subject: RE: Wandleys Lane

Dear Juan,

Further to my email of 23 February, I attach an amended plan showing indicative highway works to Wandleys Lane, north of the access to the application site. This new plan has been designed to minimise the impact on trees and vegetation along Wandleys Lane and therefore retain the character of the existing lane, while ensuring a safe highway network and improved facilities for pedestrians. While this new scheme still proposes a 1.8m wide footway, the width of the road itself varies to account for key trees. However, please note that at no point is the road proposed to be any narrower than existing. As previously stated, this plan was received positively by Stephen Gee at West Sussex County Council at a recent meeting with him (we understand that the Tree Officer was also accepting of the proposals in principle) and we consider it addresses all the outstanding concerns raised by Arun officers at our meeting on 8 February.

We would be grateful if you could accept this as a formal amendment to Plan 38848_5501_004 and add the new drawing to the planning application file. Tomorrow we will submit a tree survey and planting and mitigation strategy to accompany the attached drawing.

Please let me know if you have any queries.

Kind Regards

Ben Daines MRTPI
Senior Planner

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From: Ben Daines
Sent: 23 February 2018 17:04
To: Juan Baeza
Cc: Alice Brighton [REDACTED] Huw James; Richard Temple; Neil Crowther; Gary Heard
Subject: RE: Wandleys Lane

Dear Juan,

Further to your email yesterday, I thought it would helpful to update you on a very positive meeting we had with Stephen Gee at West Sussex County Council this afternoon. The purpose of this meeting was to discuss amendments to the proposed highway works on Wandleys Lane in order to minimise the impact on trees and vegetation along the lane and retain the rural character of the road. While this new scheme still proposes a 1.8m wide footway, the width of the

road itself varies to account for key trees. However, please note that at no point is the road proposed to be any narrower than existing. Stephen indicated that he would be able to support these amendments.

As soon as they are finalised, we will send an amended plan through to you.

Please let me know if you have any queries. I look forward to hearing from you regarding your proposed recommendation and Neil Crowther's opinion on it.

Kind Regards

Ben Daines MRTPI
Senior Planner

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From: Juan Baeza [<mailto:Juan.Baeza@arun.gov.uk>]

Sent: 22 February 2018 16:18

To: Ben Daines

Cc: Alice Brighton [REDACTED] Huw James; Richard Temple; Neil Crowther

Subject: RE: Wandleys Lane

Dear Ben

Thank you for your email.

Neil Crowther has today been sent a draft report of my proposed recommendation for this application. I have spoken to him and it is hoped that he can get back to me with his opinion by the end of this week, latest Monday next week. I will then be in a position to provide you with a clearer steer as to which way the consideration of this application will go.

Regards

[Juan Baeza](#) Area Team Leader – Planning Department, [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: Ben Daines [REDACTED]
Sent: 20 February 2018 16:20
To: Juan Baeza; Richard Temple

Cc: Alice Brighton [REDACTED] Huw James
Subject: RE: Wandleys Lane

Dear Juan and Richard,

Further to our very useful meeting on 8 February, I thought it would be helpful to update you on the following matters:

S106

The applicant's solicitor has drafted a s106 agreement. This will be sent to Jeremy Cook in your legal section imminently.

Extension of Time

We can confirm that we agree to the Extension of Time of the application until 16 March 2018.

Secretary of State decision on land west of New Barn Lane, Bersted

I attach the recent SoS decision on land west of New Barn Lane, Bersted, allowing 50 residential units on land outside of the settlement boundary. We consider that there are a number of points raised in this report that are directly relevant to the proposed development at Wandleys Lane. Again, as with other recent SoS decisions for residential developments outside settlement boundaries in Arun, the severe housing shortage in the district is given the utmost weight, and both the emerging Local Plan and the Neighbourhood Plan are given very little weight in respect of their housing policies.

At our meeting on 8 February, Juan stated that he should be able to let us know how the Council intend to proceed with the determination of the application within two weeks. Given that, on Thursday, two weeks will have passed since our meeting, are you in a position soon to let us know your current position regarding this application?

I look forward to hearing from you.

Kind Regards

Ben Daines MRTPI
Senior Planner

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From: Ben Daines
Sent: 05 February 2018 12:04
To: Juan Baeza; Richard Temple
Cc: Gary Heard [REDACTED] Alice Brighton [REDACTED] Huw James
Subject: RE: Wandleys Lane

Juan,

I attach an agenda for our meeting on Thursday. Please let me know if you would like anything added.

Kind Regards

Ben Daines MRTPI
Senior Planner

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From: Juan Baeza [REDACTED]
Sent: 30 January 2018 16:45
To: Huw James
Cc: Richard Temple
Subject: RE: Wandleys Lane

Huw

We look forward to meeting you on the 8th February. Can you please ask for me at the reception area.

Regards

Juan Baeza Area Team Leader – Planning Department, 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

Visit Arun's web site at www.arun.gov.uk



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From: Huw James [REDACTED]
Sent: 30 January 2018 16:22
To: Juan Baeza
Cc: Richard Temple; Neil Crowther; Alice Brighton [REDACTED]
Subject: RE: Wandleys Lane

Juan,

Thank you for your email and suggested meeting dates – we would welcome the chance to discuss. We would like to meet on Thursday 8 February at 2pm – could you confirm please? Ben Daines, myself, the applicant Alice Brighton and our transport consultant would attend.

Kind Regards

Huw James MRTPI
Director

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From: Juan Baeza [<mailto:Juan.Baeza@arun.gov.uk>]

Sent: 30 January 2018 10:32

To: Huw James

Cc: Richard Temple; Neil Crowther

Subject: RE: Wandleys Lane

Dear Mr James

There is clearly a difference of opinion as to what was and wasn't said at our post pre app advice meeting. Maybe you could demonstrate how my advice at the time that Wandleys Lane could not safely accommodate the level of vehicular and pedestrian traffic has been addressed in your application. Mr Temple and myself are happy to hold a meeting to discuss this.

In terms of dates I can suggest 8(pm), 9(pm), 15(am) & 16(am).

Regards

Juan Baeza Area Team Leader – Planning Department, 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: Neil Crowther

Sent: 22 January 2018 10:38

To: 'Huw James'

Cc: Juan Baeza; Richard Temple

Subject: RE: Wandleys Lane

Mr James,

As your email relates to the specific merits of the application, I will ask Juan Baeza to respond as I have very limited knowledge of the issues previously discussed and no knowledge of the responses to consultation on the application.

Regards, Neil

Neil Crowther | Group Head of Planning, Arun District Council | Location: First Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF

Internal: 37839 | External: +44 (0) 1903 737839 | E-mail: neil.crowther@arun.gov.uk

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From: Huw James [REDACTED]
Sent: 11 January 2018 15:40
To: Neil Crowther
Cc: Juan Baeza; Richard Temple; Alice Brighton [REDACTED]
Subject: RE: Wandleys Lane

Neil,

Thank you for your response although it fails to address the fundamental issues in my letter of 20 December 2017.

It is fundamental that applicants are given the opportunity to review and discuss the Council's concerns and also to seek to address any outstanding technical matters prior to determination. We have agreed an extension of time to deal with the S106 which leaves some time to provide further information to HE and WSCC but correspondence is in the context of 'settling matters before an Appeal' rather than in relation to potentially overcoming the Council's concerns. We strongly feel that that these can be overcome through existing or additional supporting information and appropriate mitigation although we still await a detailed explanation of the Council's reasons for objection/refusal.

Also, the Council may be under strict performance criteria but an extension of time has already been agreed and can be extended if necessary. Whilst the written Pre Application response was negative in conclusion the applicants have not failed to follow the advice within it. The advice has been cleared followed through submission of a robust planning application and the verbal advice at our subsequent meeting with Mr Baeza was more positive, as stated. On this basis we consider that a meeting would be reasonable and appropriate and look forward to your response.

Kind Regards

Huw James MRTPI
Director

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From: Neil Crowther [<mailto:Neil.Crowther@arun.gov.uk>]
Sent: 09 January 2018 12:45

To: Huw James [REDACTED]
Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>; Richard Temple <Richard.Temple@arun.gov.uk>
Subject: Wandleys Lane

Mr James

Land East of Wandleys Lane, Fontwell – WA/73/17/OUT

I write in response to your letter dated 20 December 2017.

I am obviously not aware of the specific details of the discussion that you had with Mr Baeza following the pre-app advice the Council issued in August 2017. As the officer who provided that pre-application advice and, as the Team Leader who will have to agree any officer report, I aware that he has now spoken to you to discuss the Council's pre-app response and the current application.

I understand that you are seeking to respond to the comments of West Sussex County Council and have requested an extension of time up to 29 January 2018. Mr Temple has agreed to this. My only comment would be that this does not leave very much time at all to get your response re-submitted and for WSCC to comment on these details.

The approach of the whole of the department is that, where a pre-app has been submitted and there has been a meeting and that pre-app advice has not been followed, that the application will be determined as submitted without any further meetings. I am aware that in this instance the pre-application response was very negative. As I'm sure you are aware, the Council is under strict performance criteria and applicants are encouraged to front-load addressing issues. I am entirely satisfied that the Council are justified in following such an approach.

I will not comment on the merits of the proposals and the matters you have raised in your letter as I do not have sufficient knowledge of the application proposals, the submission details or the advice of consultees or the planning officer.

Regards, Neil

Neil Crowther | Group Head of Planning, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37839 | External: +44 (0) 1903 737839 | E-mail: neil.crowther@arun.gov.uk
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DX 57406 Littlehampton

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