

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 14 March 2018 08:30
To: Planning Scanning
Subject: FW: Wandleys Lane WA/73/17/OUT

From: Stephen Gee [mailto:Stephen.Gee@westsussex.gov.uk]
Sent: 13 March 2018 15:08
To: Richard Temple
Cc: Planning.Responses
Subject: RE: Wandleys Lane WA/73/17/OUT

Richard

Please see my email correspondence below and suggested basis of conditions based around the revised highway works.

Regards

Stephen

From: Julie Bolton
Sent: 13 March 2018 14:53
To: Stephen Gee
Subject: RE: Wandleys Lane

Stephen

Apologies for the delay – trying to catch up after a couple of days leave last week.

The tree survey and impact assessment [AIA] are thorough and cover the essential requirements at this stage. I expect the recommendations within the survey report [PJC 4789/18-01] to be followed, particularly with regard to the production of an agreed method statement for footway construction and any other incursions within the root protection areas [RPAs] of retained trees. A tree protection plan should accompany the method statement, detailing how retained trees, hedgerows and shrub groups will be protected during construction. Agreeing the layout on site and finalising tree removals, pruning and trimming on site too is essential. On site supervision by the project arboriculturalist is likely in some key locations.

It is not helpful in the tree retention plans for the key to state 'canopy of to be removed' which, if followed literally, could mean the removal of the entire canopy or certainly one side and this isn't what is intended! It doesn't help that the online version of these documents are not in colour.

Sections of the south side of the road are largely hazel coppice. Traditional management is usually by coppicing [i.e. cutting back to the stool every few years] to regenerate and produce useable material; in this case, re-coppicing should be considered to keep the stools viable and to prevent their degeneration over time. If left unmanaged they can eventually split apart. The visual impact of this will be significant in the short term but this is the correct management technique to keep the stools healthy and productive in the long term.

I think H29/30/35 sections are going to be difficult to trim back successfully – particularly any Cupressus element of the hedges – this does not respond well to cutting back hard.

T37 is a category A tree; localised widening appears to be outside the defined RPA, but this is a minimum area so localised excavation by hand / air spade may still be required.

If lighting is proposed, installing the ducting for this could be very damaging to roots so confirmation is needed for this and a method statement provided to demonstrate how this can be installed with minimal risk of adverse impact on trees to be retained.

Timing of any removal, pruning or trimming works is critical. Ideally this would be in the dormant season – virtually at an end now and also outside the bird nesting season which is roughly March to August. There is also potential for bat roosts in some of the trees – I don't know if this has already been assessed but any trees scheduled for removal should be carefully inspected immediately prior to removal.

Replacement planting is likely to be needed – detail is needed on this as it is likely to be within the highway.

In summary:

- Method statement needed for footway construction.
- Details of tree / hedgerow / shrub group protection = tree protection plan.
- Agree layout, finalise removals, reductions, coppicing etc. on site before construction commences.
- Lighting??
- Confirm timing of works / impose condition.
- Agree mitigation, i.e. replacement planting.

I imagine most of the above can be dealt with under conditions or pre-commencement conditions.

If anything is unclear, please come back to me. Happy to discuss further.

Thanks
Julie

From: Stephen Gee
Sent: 08 March 2018 08:10
To: Julie Bolton
Subject: RE: Wandleys Lane

Julie,

Arboricultural survey and impact assessment documents have now been hosted on the planning app portal – hopefully the link below takes you there.

Are you able to provide any comments on the proposals – Arun at looking to determine this next week so as soon as possible would be great.

Please click on the link or cut and paste the link in a new browser window.

<http://www1.arun.gov.uk/PublicViewer/Index.aspx?emailUrl=90BE8FF412C808986CAD110EF4C18EB4823BAD97DE47F3E3FAFEA98A2FC278C6>

Thanks

Stephen

From: Julie Bolton
Sent: 22 February 2018 17:55
To: Stephen Gee
Subject: Wandleys Lane

Hi Stephen

Following up from our earlier conversation – I gather you are meeting agents / representatives [?] tomorrow with regard to a potential development scheme to the south of Wandleys Lane towards the West Walberton Lane end, which may involve carriageway widening, including footway provision and potential lighting and associated ducting, drainage etc. Depending on the extent of widening, this could have a direct impact on the trees / hedgerow along the southern side of Wandleys Lane.

It's important to establish exactly where the highway boundary is to be able to define what trees / hedgerows are within it and confirm the extent of widening required to assess the impact on trees / hedgerows. Even if some trees / stretches of hedge are outside the highway boundary, they could still be adversely affected by any widening, depending on construction techniques.

Wholesale removal is unacceptable for several reasons, particularly to adjacent properties, and a disproportionate response to required widening, which I understand can be minimised given the likely low volume of predicted traffic.

Please see the landscape character assessment for this area [SC8]:
http://www2.westsussex.gov.uk/environment/heritage/SC6_UpperCoastal.pdf you'll note that a key characteristic is 'winding hedged or wooded lanes' which would be adversely affected. Note also the main management guideline is to 'conserve the undeveloped rural character of the area.'

I don't know how large the potential development site might be but Wandleys Copse is located just to the south east and is one of few ancient woodlands in the area.

As a minimum, a topo survey is needed and then a tree survey in accordance with BS5837:2012 – see attached [for internal use only], in particular Figure 1 for the process.

In terms of mitigation, it would appear to be almost impossible to offer any compensatory planting behind a newly defined boundary since there are individual ownerships along this side of the lane.

I hope this helps – please come back to me if there's anything else.

Thanks
Julie

From: Stephen Gee
Sent: 08 March 2018 08:15

To: Richard Temple
Subject: RE: Wandleys Lane WA/73/17/OUT

Richard,
Safety Audit and Designers response are fine. Ive only just seen that the arboriculture docs have now been placed on the website so have asked the county tree officer to provide comments.

Stephen

From: Richard Temple [<mailto:Richard.Temple@arun.gov.uk>]
Sent: 07 March 2018 15:31
To: SU Local Development
Cc: Stephen Gee
Subject: RE: Wandleys Lane WA/73/17/OUT

Dear Stephen,

Thanks for the email below.

Please, see the attached email with amended Wandleys Lane upgrade. Would welcome your comments. We are looking to make a refusal on the application by 16th March 2018.

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: Stephen Gee [<mailto:Stephen.Gee@westsussex.gov.uk>]
Sent: 26 February 2018 10:47
To: Richard Temple
Subject: RE: Wandleys Lane WA/73/17/OUT

Richard,
Yes it does, I still need to check with the county tree officer views and would require a safety audit to be undertaken before formally confirming views.

Stephen

From: Richard Temple [<mailto:Richard.Temple@arun.gov.uk>]
Sent: 26 February 2018 10:32
To: Stephen Gee
Subject: FW: Wandleys Lane WA/73/17/OUT

Hi Stephen,

Does the email below accurately reflect the meeting?

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

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.

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From: Ben Daines [REDACTED]

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

ECE Planning

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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

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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; Alice Brighton; 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

ECE Planning

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

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

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From: Huw James [redacted] [m]

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

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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, Maltravers Road, Littlehampton, BN17 5LF

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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 am 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

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