

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 28 March 2018 08:34
To: Planning Scanning
Subject: FW: WA/73/17/OUT

From: Juan Baeza
Sent: 26 March 2018 16:51
To: Planning.Responses
Subject: WA/73/17/OUT

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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: 26 March 2018 16:43
To: Juan Baeza
Subject: FW: PLANNING APPLICATION REF: WA/73/17/OUT

Can you ensure that this goes on the file?

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: Alice Brighton [REDACTED]
Sent: 26 March 2018 16:21
To: Karl Roberts
Cc: Alistair Watson; Neil Crowther; Nigel Lynn
Subject: RE: PLANNING APPLICATION REF: WA/73/17/OUT

Dear Mr Roberts,

Yes, we have now received both the Officer's Report and Decision Notice and although it is not a surprise that the application has been refused, I am disappointed to see that no regard has been made in the Report as to how we have sought to address the Council's concerns throughout this process. Indeed, without meaning to sound critical, the report itself starts off in such a way that the reader feels like they are heading towards a recommendation for approval only for it to then do a U-turn. For example, the report starts by stating the following (summarised):

- No statutory objections to the planning application.

- The Council's ability to demonstrate only a 2.09 years supply.
- Policies relating to the supply of housing within the Neighbourhood Plan being considered out of date.
- The site being considered 'not currently developable' within the latest SHELAA, but the report itself confirming that "these issues can be addressed by condition and the highways and access upgrade to Wandley's Lane and bus service to be secured via S106 agreement".
- Paragraph 14 is considered to apply and the presumption should be in favour of sustainability.

Then the report seeks to address each of the roles of sustainability and it appears that the planning application is thought to fail on environmental grounds. I have the following observations:

- The report states "The site is thought to be poorly served by public transport for travel to nearby schools". The proposals included the provision of a bus service during peak AM and PM times that would be controlled via a S106 Obligation, which is the same approach that the Dandara scheme took. This approach was also agreed with WSCC and was considered to overcome any concerns. Indeed, during a meeting with Mr Temple and Mr Baeza this was discussed and agreed.
- The report then lists a number of facilities in proximity to the site but states that "The following facilities are available in the local area but owing to the unattractive pedestrian environment along Wandley's Lane are not safely accessible". At this point it would have been appropriate to refer to the improvements proposed along Wandley's Lane as part of our scheme that would have overcome this issue. It would have also been appropriate to refer to the Dandara scheme that when completed, would link to ours, increasing accessibility further. Both of these points have been entirely disregarded.
- This section concludes by stating "It is concluded that there are adverse environmental impacts such as a poor pedestrian environment and the urbanisation of Wandley's Lane from the proposed widening". Firstly, the proposed upgrades to Wandley's Lane would improve the pedestrian environment. Secondly, the scheme was amended so that it would not include the widening of Wandley's Lane itself, but the provision of a footpath that would not result in a significant removal of trees and vegetation, meaning that the impact on the character / urbanisation of the road would be minimal. Indeed, both the County's highways and arboriculturalist had no objection to the proposals.

In addition to the above, I make the following comments:

- Throughout the document the report identifies some benefits to the scheme such as affordable housing and playspace. However, it manages to turn these into a negative, such as "there is no S106 agreement in place to ensure the affordable housing and play space is brought forward". It is true that a S106 has not been completed, however, a Draft S106 Agreement has been with the Council's solicitors since 1st March 2018 and includes all of the S106 Obligations that have been requested. There is no mention of this within the report.
- The impact of lighting on Wandley's Lane has been included as a reason for refusal. It is acknowledged that there is a policy within the Neighbourhood Plan which we addressed in our Design and Access Statement. However, no consideration has been given the change in context along Wandley's Lane through Dandara being granted permission on the northern side, or the fact that this is an Outline Planning Application and this detail should be conditioned in any instance.

I will reiterate again the benefits of this scheme that appear to have been overlooked on reading the report:

- Arun District Council are in significant need of housing and are only able to demonstrate a 2.09 years supply.
- This planning application provides an opportunity to contribute towards this housing need and could include private, elderly persons and affordable housing.
- There are no statutory objections relating to this scheme including from WSCC and Highways England.
- The proposals meet the environment, social and economic roles of sustainability.

I am sure you are aware that we are now considering our options moving forward based on the above. Again, I would welcome the opportunity to discuss the site further with the Council to see whether a solution can be found without needing to waste both time, money and resources, a process I am sure we would all like to avoid.

Yours sincerely,

Alice Brighton

From: Karl Roberts [REDACTED]
Sent: 25 March 2018 21:29
To: Alice Brighton [REDACTED]
Cc: Alistair Watson [REDACTED] Neil Crowther [REDACTED]
Subject: RE: PLANNING APPLICATION REF: WA/73/17/OUT

Dear Ms Brighton,
Thank you for the email.
I believe you are now in receipt of the decision notice.

Regards
Karl Roberts

Karl Roberts | Director of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]



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From: Alice Brighton [REDACTED]
Sent: 23 March 2018 16:05
To: Karl Roberts
Cc: Alistair Watson; Neil Crowther; Nigel Lynn
Subject: RE: PLANNING APPLICATION REF: WA/73/17/OUT

Dear Mr Roberts,

I note with interest that you have chosen not to clarify any reasons for a potential refusal, thereby intentionally continuing to frustrate our efforts to satisfy any officers concerns, of which at present we have no detailed knowledge.

You will be aware that the pre-application advice was provided in advance of a meeting with both myself and the consultant team and during this process the scheme was amended to take into account the concerns raised. This included the provision of a footpath along Wandley's Lane connecting the site to the centre of Fontwell and in a meeting following submission of the application with your officer's, we were advised that this provision overcame any concerns with sustainability. Since this time we have undertaken further work to ensure that the proposed footpath can be delivered and would not have an unacceptable impact on the urbanisation of the Wandley's Lane. Both the County Highways and Arboriculture team have raised no objections to the proposals.

We have attempted to work with the Council continuously throughout this process to avoid an appeal scenario and it is unfortunate that we may find ourselves in a position where we have no choice. As you know, the deadline for the determination of the application is today and therefore, I would be grateful if you could confirm when we are likely to receive the Officer's Report and Decision Notice, should you continue to pursue a refusal.

Please do not hesitate to contact me should you wish to discuss. I am on my mobile today [REDACTED]

Kind regards,

Alice

From: Karl Roberts [REDACTED]
Sent: 22 March 2018 08:41
To: Alice Brighton [REDACTED]
Cc: Alistair Watson [REDACTED]; Neil Crowther [REDACTED]; Nigel Lynn [REDACTED]
Subject: PLANNING APPLICATION REF: WA/73/17/OUT

Dear Ms Brighton,
Thank you for your letter in respect of the above.

My colleague Neil Crowther is currently considering the case officers report in respect of this proposal.

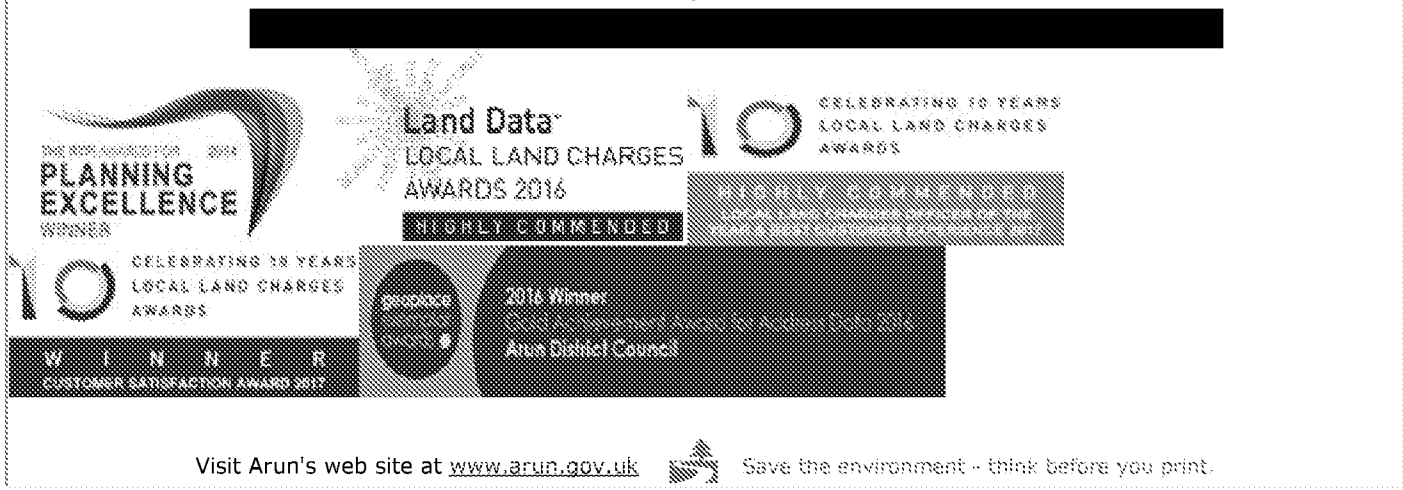
I am aware that the Council's pre-application advice was a scheme in this location was unlikely to be supported. I am also aware that you and your colleagues have sought to overcome objections to the proposed development. I am also very aware of the Council's position regarding its housing supply and the current stage that the emerging Local Plan has reached. All of these matters together with many other material planning considerations will have a bearing on the Council's final decision.

Over recent months the Council has been the 'beneficiary' of a number of Secretary of State decisions considering the issues as they relate to Arun. The Council will clearly have regard to these in considering this proposal and determining whether it can be regarded as sustainable development.

I anticipate that a decision will be issued shortly.

Regards
Karl Roberts

Karl Roberts | Director of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



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