

[REDACTED]

From: Michael Eastham
Sent: 14 March 2019 12:21
To: Planning.Responses
Cc: Nicola Spencer
Subject: FW: Land at Walberton

Please upload the amended plans from the applicant onto Ocella for WA/95/18/RES – Land East of Tye Lane, Walberton.

Thanks,

Michael

From: Yuved Bheenick (Linden Homes) [REDACTED]
Sent: 14 March 2019 12:16
To: Michael Eastham; 'Laura Humphries'
Subject: RE: Land at Walberton

Michael,

Updated plans as requested and agreed for the hard surfacing of the link.

Kind Regards,

Yuved

Yuved Bheenick MRICS
Land and Planning Director
[REDACTED]
[REDACTED]

Linden Homes South
1A Guildford Business Park
Guildford
Surrey
GU2 8XG
www.lindenhomes.co.uk



From: Michael Eastham [mailto:Michael.Eastham@arun.gov.uk]
Sent: 14 March 2019 10:22
To: 'Laura Humphries' [REDACTED] Yuved Bheenick (Linden Homes)
Subject: FW: Land at Walberton

CAUTION EXTERNAL EMAIL: This message originated outside the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Laura and Yuved,

Stephen Gee and I both agree that you amend the hard surfacing plan so this can be approved now and avoid a condition. Please submit the amended plan to me today and update Condition 1 in the list I sent to you.

Kind regards,

Michael

From: Stephen Gee [REDACTED]
Sent: 14 March 2019 10:17
To: Michael Eastham
Subject: RE: Land at Walberton

That would be sufficient.

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: 14 March 2019 10:17
To: Stephen Gee
Subject: FW: Land at Walberton

Hi Stephen,

What are your thoughts on the email from the applicant below? I have highlighted the relevant text.

Regards,

Michael

From: Laura Humphries [REDACTED]
Sent: 14 March 2019 10:12
To: Michael Eastham
Cc: Yuved Bheenick (Linden Homes)
Subject: Re: Land at Walberton

Hi Micheal

I have spoken with our landscape team and they advise that the path to Tye Lane and Avidsford Park Road would be Bitmac, matching all of the other paths in the scheme. We can quickly amend the hard surfacing plan so this can be approved now and avoid a condition. Would you like me to get this plan amended and over to you today?

Kind regards,

Laura Humphries
Associate Planner
Pegasus Group

Sent from my iPhone

Planning | Environmental | Retail | Urban Design | Renewables | Landscape Design | Graphic Design | Consultation | Sustainability



Pegasus Group is the trading name of Pegasus Planning Group ([07277000](https://www.07277000)) registered in England and Wales.

This email and any associated files, is intended for the exclusive use of the addressee only. If you are not the intended recipient you should not use the contents nor disclose them to any other person. If you have received this message in error please notify us immediately.

On 14 Mar 2019, at 09:32, Michael Eastham <Michael.Eastham@arun.gov.uk> wrote:

Hi Laura,

I have just spoken to Stephen Gee at WSCC on the Footpath links. WSCC have requested additional detail on the surfacing of these paths. WSCC would not accept a condition, but would accept an email from you setting out what the surfacing materials would be for the pedestrian link onto Avisford Park Road and the cycleway/footway link onto Tye Lane.

Please could you send me an email setting this information out?

Kind regards,

Michael

From: Laura Humphries [REDACTED]
Sent: 13 March 2019 15:07
To: Michael Eastham
Cc: 'Yuved Bheenick (Linden Homes)'
Subject: Land at Walberton
Importance: High

Hi Michael,

There have been a number of last minute comments to the application which we have responded to but I thought it would be useful to address these points collectively;

WSCC

1. Emergency link – this has never been part of the proposals. The link at this point was added by us initially as a ped/cycle link betterment but was relocated to the southern corner on safety grounds. WSCC cannot now require an emergency access for the site. This is not a Reserved Matter.
2. Footpath links – WSCC have requested additional detail on the surfacing of these paths. In principle this is not an issue but to avoid a lengthy revised consultation and to allow discussions between parties on the technical details, I would suggest that this is something which could be controlled by a suitable worded planning condition. This would not need to be a pre commencement condition but I would suggest a trigger of prior to the installation of these links or development above DPC level.
3. Phasing – this is not a matter controlled in the outline permission and we have provided details in the CEMP on how the site will be developed. It is not something which should be controlled at RMA stage. Equally we cannot be held up by third party actions.

EHO

4. Golf Club – this is not a reserved matter issue and any such condition should only have been attached at the outline stage. It is not appropriate to seek to control this through the RM. As I have stated we are in discussions with the golf club but these discussions are outside of the planning arena.

Tennis Court

5. Provision - the courts will be constructed by Linden and handed over to WPC. The scheme does not include any external lighting and any future lighting requires planning permission therefore the condition is unnecessary.
6. Sports England – we are happy to accept a condition on the details required by Sports England. This should not be a pre-commencement condition but could be prior to the construction of the courts. The timing of the tennis court provision is controlled by the DofV/S106.
7. Hours – this is a matter which was not controlled at outline stage in relation to the MUGA. It is not reasonable to control the hours of operation of the tennis courts when the MUGA would not have been subject to any such restrictions. In practice, the absence of lighting will control the hours of use.

Tree Officer

8. As noted by Yuved, it is disappointing to receive the objection based on the lack of details which have been discussed and indeed submitted to the Council.
9. In relation to the very minor incursion on T28, this was discussed with Mark that the footpath link was necessary to provide a link to play areas in this location and that the path had been positioned as far away from the RPA as possible and that the AIA details the no dig methodology.
10. Our consultants have contacted Mark to discuss again and I understand he is reviewing again this afternoon but I trust that as this information has already been provided that this objection is resolved.

I will give you a call shortly to discuss.

Kind regards,

Laura Humphries

Associate Planner

Pegasus Group

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

Pegasus House | Querns Business Centre | Whitworth Road | Cirencester | GL7 1RT



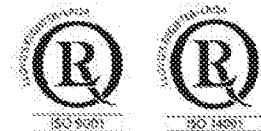
Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester



www.pegasusgroup.co.uk

Pegasus Group is the trading name of Pegasus Planning Group Ltd (97277060) registered in England and Wales. This email and any associated files, is intended for the exclusive use of the addressee only. If you are not the intended recipient you should not use the contents nor disclose them to any other person. If you have received this message in error please notify us immediately.

Please consider the environment before printing this email message.



<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>
DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

<http://www.arun.gov.uk>
DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

DISCLAIMER: This email, together with any attachments, is for the exclusive and confidential use of the addressee(s) and may contain legally privileged information. Any other distribution, use or reproduction without the sender's prior consent is unauthorised and strictly prohibited. If you have received this email in error please notify the sender by telephone, fax or email immediately and destroy the message without making any copies. For details on how we process and safeguard electronic communications, including the use of any personal data disclosed by the sender, refer to our [Privacy Notice](#)