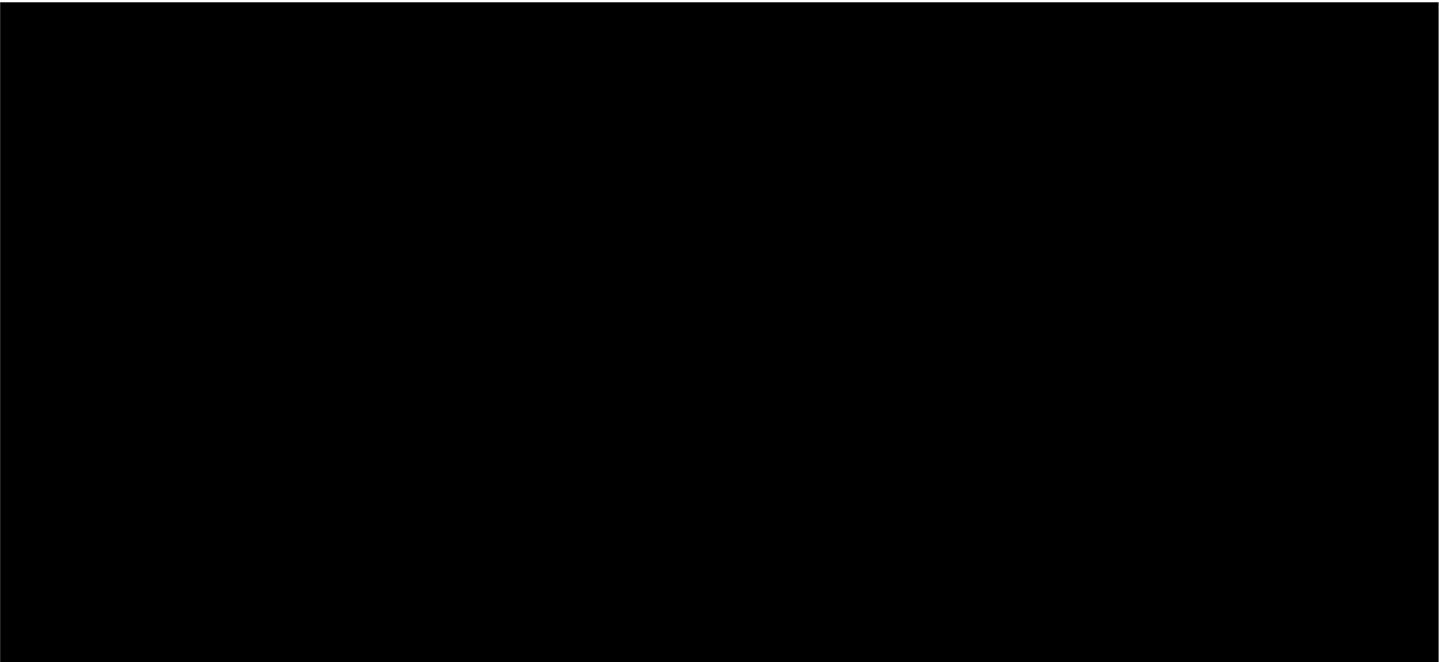




From: Rob Riding [REDACTED]
Sent: 11 February 2020 15:54
To: Daun Johnson <Daun.Johnson@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Further Information Required on Your Ref: PP-08201822 Our Ref: Y/19/20/RES (Email 2 of 3)

Hi Daun,

Re the Street Scene drawing, we have updated the site plan on the drawing to ensure it is consistent with the other drawings submitted today. Please find a copy attached – ref: 11 Rev C.

On the LEAP/LAP and pond cross section matters, I would however maintain that these details are not required for the validation of this RM application and the request to do so is at odds with the advice given by the Planning Officer at the pre-app stage (ref: PAA/85/19).

At the pre-app meeting on the 14th August 2019, it was minuted that:

“Officers expressed a preference for Redrow to discharge Outline Planning conditions after submitting their Reserved Matters Application, when there was greater certainty in relation to the layout.”

and

“Redrow confirmed that they would work with Officers to achieve a sensible approach to the discharge of specific conditions after RM.”

In addition, these are not details that were explicitly requested by the Planning Officer in the formal written advice at the pre-app stage. Indeed, the written advice stated:

“The pre-application Drawing No. A855 001 Rev. I - "Planning Layout" does not include the location of the LEAP and the three LAPs. However, the reserved matters application will need to identify the locations of the LEAP and the three LAPs, together with their defined boundaries and means of enclosure, so as to comply with Condition 16.” (our emphasis)

The landscaping drawings submitted as part of the RM application show the location of the LEAP and LAPs and their defined boundaries and means of enclosure. The Applicant will make a separate DoC submission to comply with the requirements of Condition 16 at the appropriate time (in accordance with Officer’s requests). If Officers had intended for details of the LEAP and LAPs to be submitted as

part of the RM application then their pre app response was the appropriate place to make this request, not at the point of submission. In any event the details of the laying out of the LEAP and LAPs is controlled by Condition 16, not the RM application.

In addition to the above, details of ponds and LEAP/LAPs are not validation requirements – they are further information being requested by the Local Authority, which the Applicant would be happy to provide during the consideration of the application.

I trust that in light of the above and attached Street Scene drawing, that the application can now be validated with any further information made during the course of the application.

Regards,

Rob Riding

Principal Planner

Pegasus Group

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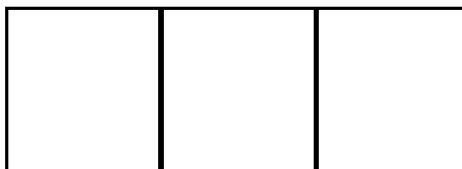
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From: Daun Johnson <Daun.Johnson@arun.gov.uk>

Sent: 11 February 2020 12:57

To: Rob Riding

Subject: RE: Further Information Required on Your Ref: PP-08201822 Our Ref: Y/19/20/RES (Email 2 of 3)

Hi Rob,

Thank you for the plans you provided. I will certainly be busy this afternoon.

Points raised:

1. Thank you for the CIL Form
2. Because you are seeking approval of layout, scale, appearance and landscaping, details of the LEAP areas are required at this stage. I have spoken to Michael Eastham, who will be the case officer, and he agrees with me on this point.
3. Again, like point 2, you are seeking approval of layout, scale, appearance and landscaping, therefore a section of the pond is required at this stage. I have spoken to Michael Eastham about this and he agrees with me on this point.
4. Apartment A plans have been received and look fine.
5. I have amended the points you have raised and have amended the description as requested.
6. I agree that the location plan does not need to show the pond.

7. I have received the street scenes, however, because the site plan in the middle of this plan, it needs to show the pond. Either show the pond on the site plan or you may want to take the site plan off of this particular plan.

If you have any questions, please let me know.

Thank you,
Daun

Daun Johnson | Technical Support Unit Assistant, Directorate of Place, Arun District Council | Location: GroundFloor, Phoenix House,
Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37762 | External: +44 (0) 1903 737762 | E-mail: daun.johnson@arun.gov.uk

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



Save the environment - think before you print.

From: Rob Riding [REDACTED]
Sent: 11 February 2020 11:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>; Daun Johnson <Daun.Johnson@arun.gov.uk>
Subject: RE: Further Information Required on Your Ref: PP-08201822 Our Ref: Y/19/20/RES (Email 2 of 3)

Dear Daun,

With reference to your letter dated 7th February 2020 in connection with the above site, please find below our responses to the queries raised:

1. CIL Form – please find attached duly completed;
2. Details of LEAP areas – details of the play areas are required to be submitted under Condition 16 of the outline planning permission and delivered prior to the 51st occupation at the site. Details of the LEAP and LAPs are therefore not required to be submitted with this RM application and will be subject of a DoC application at a later date. The location of these areas has however been identified on the drawings submitted as part of the application;
3. Section of pond – Condition 11 of the outline planning permission requires a sustainable drainage scheme to be submitted and delivered in accordance with a timetable to be agreed. A cross section of the pond is therefore not required to be submitted with this RM application and will be subject of a DoC application at a later date. The location of the pond has however been identified on the drawings submitted as part of the application;
4. Apartment A plan – drawing revised accordingly, please find attached – drawing ref: 038 Rev C;
5. Description development – agreed apart from a few minor amendments, i.e. 'hec' to 'ha' and capital 'E' on 'end'. It should therefore read:

"Approval of reserved matters following outline consent Y/80/16/OUT for 4.5ha of residential development comprising of 3.4ha of land for the erection of 100 No. dwellings (up to 30 (30%) affordable housing) together with 1.1ha of land set aside for public open space & strategic landscaping & 2.2ha of public open space & green corridors with vehicular access from Ford Lane & pedestrian/cycle access only from North End Road. This application may affect the setting of listed buildings, the character and appearance of Church Lane, Yapton Conservation Area, and a Public Right of Way."

6. Proposed pond on drawings – there is no need to show the proposed pond on the Location Plan as that plan is intended to show the site as existing, however the remainder of the application drawings listed have been updated accordingly. Please find attached; and

7. Street Scene – a street scene drawing has already been submitted as part of the application, please see drawing ref: 11 Rev B. Two hard copies of the plan were sent to your offices last week at the request of Zoe Toppin.

I trust this is of assistance and that the application can now be validated.

Regards,

Rob Riding

Principal Planner

Pegasus Group

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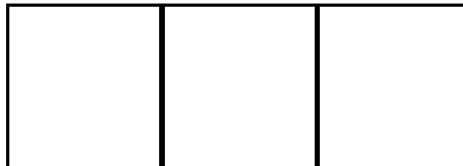
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From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 07 February 2020 10:04

To: Rob Riding

Subject: Further Information Required on Your Ref: PP-08201822 Our Ref: Y/19/20/RES

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

DX 57406 Littlehampton

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