

[REDACTED]

From: Robin Reay [REDACTED]
Sent: 01 November 2017 14:59
To: Simon Davis
Subject: RE: BONHAMS, HOE LANE, FLANSHAM, BOGNOR REGIS - OUTLINE PLANNING APPLICATION REF. Y/40/17/OUT

OK Simon and thanks for coming back so quickly.

In fact the applicants would like to proceed on the basis of the amended plan for 23 dwellings that I submitted yesterday (accepting that it will still be refused). Given that this is an outline application, with all matters reserved except access, and that we're reducing the number of dwellings proposed I'm hoping that this will not cause you a problem.

I'm around all afternoon if you need to discuss.

Robin.

Robin Reay MRTPI
Luken Beck MDP Ltd,
30 Carlton Crescent,
Southampton SO15 2EW

[REDACTED]



Development ♦ Management ♦ Planning

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: Wednesday, November 1, 2017 10:44 AM
To: Robin Reay [REDACTED]
Subject: RE: BONHAMS, HOE LANE, FLANSHAM, BOGNOR REGIS - OUTLINE PLANNING APPLICATION REF. Y/40/17/OUT

Dear Robin,

This was discussed this morning. It is still considered that a development of this scale would be out of character with Hoe Lane and that your amended scheme would still be refused. On that basis, I assume you do not want to change the plans and would rather I refused so that you can appeal?

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

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



Save the environment - think before you print.

From: Robin Reay [REDACTED]

Sent: 31 October 2017 17:31

To: Simon Davis

Subject: RE: BONHAMS, HOE LANE, FLANSHAM, BOGNOR REGIS - OUTLINE PLANNING APPLICATION REF. Y/40/17/OUT

Simon,

In preparation for your discussion tomorrow re the Bonhams application, please find attached an amended site plan which should meet your Greenspace colleague's requirement and address your Conservation Officer's concerns.

The plan now shows the number of dwellings reduced to 23 units (from the submitted 34) with more open space and a much larger central area of open space that encompasses almost all of the retained trees. Affordable provision would be 7 units which, at over 30%, exceeds the policy requirement in the draft Local Plan.

The reduced number of dwellings gives a much looser form of development. This results in a better relationship to the existing Bonhams property and would ensure that the part of the development closer to (and visible from) Hoe Lane has a character complementary to that of Flansham village, in response to the Conservation Officer's comments.

Could you consider the attached at your meeting tomorrow please, with the intention that this becomes part of the current application.

Any queries please ring or e-mail.

Robin.

Robin Reay MRTPI
Luken Beck MDP Ltd,
30 Carlton Crescent,
Southampton SO15 2EW



Development ♦ Management ♦ Planning

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]

Sent: Tuesday, October 31, 2017 3:02 PM

To: Robin Reay [REDACTED]

Subject: RE: BONHAMS, HOE LANE, FLANSHAM, BOGNOR REGIS - OUTLINE PLANNING APPLICATION REF. Y/40/17/OUT

Dear Robin,

Further to your phone call, this application will be discussed at an internal 'Significant Applications Meeting' on Wednesday. I will then be able to advise whether we can accept a change of plans to the application.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

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



Save the environment - think before you print.

From: Simon Davis

Sent: 26 October 2017 11:38

To: 'Robin Reay'

Subject: RE: BONHAMS, HOE LANE, FLANSHAM, BOGNOR REGIS - OUTLINE PLANNING APPLICATION REF. Y/40/17/OUT

Dear Robin,

Our Landscape Officer has looked at the drawing and comments that:

"The open space areas appear to be fragmented creating unusable pockets of land which would be little more than a maintenance liability. Arun District Councils Open Space and Recreation Standards SPG 1.7 states 'Where Open Space is to be provided on site, it is to be large useable blocks. A quantity of small spaces scattered throughout the development will not normally be acceptable' the location and detailing of Open Space into areas ie POS G , POS C, Part POS A, Part POS F, Part POS D is just a number accumulating exercise in regards to accounting for this as POS. Usable and desirable POS areas these are not.

I reiterate my comments also that the several significant trees on this site, being located within the proposed back gardens would put them under threat to be reduced or removed and therefore would be severely impacted by the proposals.

I would also refer you back to policy that there is a requirement for any scheme, in accordance with policy to be of High Quality Design, the nature and usage of this development should not compromise this requirement. The emerging landscape design aims should be:

- To design and implement a scheme that reflects and incorporates elements of its surroundings and enhances the atmosphere of local distinctiveness.*
- To create a visually pleasing and interesting landscape for owners, employees and visitors to the development.*
- To enhance the landscape quality of the site when viewed from the surrounding area.*
- To provide a planting scheme that includes native species to blend with the surrounding location, enhance biodiversity and create enhanced wildlife corridor opportunity.*
- To provide a sense of flow and cohesion between the different elements of the landscape, buildings, open areas and surrounding environment.*

The plans indicate a LAP within POS E, location of LEAP to be confirmed.

I conclude that I would still recommend objection to the submitted plans on the grounds that; The several significant trees would be severely impacted by the proposals and that the POS areas as shown are still inadequate."

Please note that I have not uploaded the new POS plan 17071-010-A. If you want this to replace that already submitted, please confirm and also submit an updated Proposed Site plan dwg. 17-071 003 Rev B.

Please also note that I have now received an objection from our Conservation Officer (attached). I would therefore have to advise that this is likely to be recommended for refusal based on the site density being harmful to the historic character of the surroundings and also not being able to offer an acceptable public open space provision.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

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



Save the environment - think before you print.

From: Robin Reay [REDACTED]
Sent: 20 October 2017 16:35
To: Simon Davis
Subject: RE: BONHAMS, HOE LANE, FLANSHAM, BOGNOR REGIS - OUTLINE PLANNING APPLICATION REF. Y/40/17/OUT

Dear Simon,

Thanks for the e-mail.

Notwithstanding the guidance in the Council's adopted Open Space and Recreation Standards SPG, Pallant Homes and their architects MHA have looked at the layout to see if it can accommodate the additional open space required by the updated FIT standards. As shown by the attached site layout the additional open space can be accommodated. All of the separate areas provide useable areas of open space and the central areas – areas E and F on the layout – are certainly large enough to accommodate a LAP. In addition, open space area B now contains several of the higher quality trees to be retained.

I can confirm on behalf of Pallant Homes that they are happy to agree to provide the 2611 square metres of open space on site as required by the updated FIT standards and as set out in your Greenspace Officer's consultation comments. Can you confirm that this is now acceptable please.

Robin.

Robin Reay MRTPI
Luken Beck MDP Ltd,
30 Carlton Crescent,
Southampton SO15 2EW
[REDACTED]

Luken Beck

Development ♦ Management ♦ Planning

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: Thursday, October 12, 2017 4:35 PM
To: Robin Reay [REDACTED]

Subject: RE: BONHAMS, HOE LANE, FLANSHAM, BOGNOR REGIS - OUTLINE PLANNING APPLICATION REF. Y/40/17/OUT

Dear Robin,

As discussed, your letter was discussed with the Group Head of Planning.

I have been advised that although the Councils adopted SPG refers to the National Playing Fields Association's (NPFA) "Six Acre Standard" (2001), this is well out of date and we should therefore instead be referring to the new Fields in Trust guidelines (FIT). I am sorry that this is contrary to what I had suggested over the telephone.

I have been advised that reports are currently being prepared to advance this in policy terms.

As a result, we would require 2611m2 worth of public open space within the site to cover the proposed number of dwellings.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

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



Save the environment - think before you print.

From: Simon Davis

Sent: 11 October 2017 17:23

To: 'Robin Reay'

Subject: RE: BONHAMS, HOE LANE, FLANSHAM, BOGNOR REGIS - OUTLINE PLANNING APPLICATION REF. Y/40/17/OUT

Dear Robin,

Thanks. I had already received the letter but had not requested that it be uploaded. I have now done so. I am discussing it with the Group Head of Planning tomorrow and will advise you of the outcome.

Our Historic Buildings Adviser is currently ill and not expected to return until Thursday 26th October. We did also have a consultant Conservation Officer in post but she left and the new person will not start until the 20th. She will then be with us two days a week.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

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



Save the environment - think before you print.

From: Robin Reay [REDACTED]

Sent: 11 October 2017 14:58

To: Simon Davis

Subject: BONHAMS, HOE LANE, FLANSHAM, BOGNOR REGIS - OUTLINE PLANNING APPLICATION REF. Y/40/17/OUT

Simon,

Please find attached a copy of a letter I wrote to you last week about the Bonhams application, to cover the possibility that you haven't received it as it's not shown on the ADC website.

Can I also enquire whether you've heard from the ADC Conservation team yet? When we spoke last week you said that you hadn't heard from them and would be chasing for a response. There's nothing on the website so I assume you've not heard. If you haven't, can I ask that you chase them again please.

Robin

Robin Reay MRTPI
Luken Beck MDP Ltd,
30 Carlton Crescent,
Southampton SO15 2EW



<http://www.arun.gov.uk>
NLPG UPRN 100062237016
DX 57406 Littlehampton

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>
NLPG UPRN 100062237016
DX 57406 Littlehampton

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>
NLPG UPRN 100062237016
DX 57406 Littlehampton

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.
