

[REDACTED]

From: paul collins [REDACTED]
Sent: 24 August 2017 12:35
To: Michael Eastham; Planning.Responses
Cc: 'Jamie Brown'
Subject: RE: Outline planning application Y/49/17/OUT - Land at Street Buildings, North End Road

Thank you

Paul Collins BA (Hons) DipTP
[REDACTED]

From: Michael Eastham [<mailto:Michael.Eastham@arun.gov.uk>]
Sent: Thursday, August 24, 2017 12:31 PM
To: 'paul collins' [REDACTED] Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: 'Jamie Brown' [REDACTED]
Subject: RE: Outline planning application Y/49/17/OUT - Land at Street Buildings, North End Road

Paul,

I will arrange for the e mail exchange below and the document you attached to your latest email (sent 24th August 2017) to be placed on the Council's file.

I am happy to write and advise Mr Mills of Walnut Tree Cottage that a dialogue between an applicant's agent and the highway authority in order to clarify matters raised in their consultation responses so that they can consider and respond to same is not only in accordance with planning best practice but is also an entirely professional, appropriate, open and transparent course of action.

Kind regards,

Michael Eastham
Principal Planning Officer
Strategic Development
Arun District Council

From: paul collins [REDACTED]
Sent: 24 August 2017 12:21

To: Michael Eastham; Planning.Responses

Cc: 'Jamie Brown'

Subject: FW: Outline planning application Y/49/17/OUT - Land at Street Buildings, North End Road

Michael

Please can you arrange for this e mail and the e mail exchange below and the attachment I provided to which I referred to be placed on the Council's file. I make this request in order to avoid any possible accusations from third parties of a lack of openness and transparency on the part of myself or my client.

On this point I note the representation from Mr Mills of Walnut Tree Cottage (copy attached for bcc recipients). Please write and advise Mr Mills that a dialogue between an applicant's agent and the highway authority in order to clarify matters raised in their consultation responses so that we can consider and respond to same is not only in accordance with planning best practice but is also an entirely professional, appropriate, open and transparent course of action. I also invite Mr Brown of WSCC Highways to do the same by virtue of this copy e mail. Please also feel free to pass this e mail on with your letter.

For my part please note for your public file that I am a Chartered Town Planner and a Member of the Royal Town Planning Institute and that all and any actions I take in respect of this or any other matter on which I am instructed are undertaken entirely in accordance with the RTPi Members Professional standards and Code of Conduct a copy of which can be viewed at <http://www.rtpi.org.uk/membership/professional-standards/>. Furthermore any person or organisation that has an allegation or complaint with regard to my conduct in this regard is entitled to make a complaint about this direct to the RTPi and the details for doing so can be found on the same web site. Therefore I invite any or all who wish to do so to do so now in order that I can address same in a proper manner. If not I would request that people and organisations refrain from making libellous remarks about me or my conduct in public letters, statements and documents and that Arun District Council do not add insult to injury by publishing those containing same on their web site.

Thank you

Paul Collins BA (Hons) DipTP MRTPI
Chartered Town Planner

From: paul collins [REDACTED]

Sent: Wednesday, August 23, 2017 2:26 PM

To: 'Michael Eastham' <Michael.Eastham@arun.gov.uk>; [REDACTED]

[REDACTED] Franklin, Richard' [REDACTED]

Cc: 'Simon Davis' <Simon.Davis@arun.gov.uk>

Subject: RE: Outline planning application Y/49/17/OUT - Land at Street Buildings, North End Road

Dear All

Just to be clear the meeting is only necessary if on reading our first response attachment HE remains of the view that they require further information from us. If on reading the relevant information provided they are now satisfied that they have sufficient information now and feel able to advise no objection or no objection subject to conditions then they should do so and the suggested meeting will not be required.

As an aside my correct professional title is Paul Collins BA(Hons) DipTP MRTPI Chartered Town Planner of the Phoenix Planning Consultancy and I am retained by the applicant for the purposes of providing them with my professional planning advice.

Thanks

Paul Collins BA (Hons) DipTP

[REDACTED]

From: Michael Eastham [mailto:Michael.Eastham@arun.gov.uk]

Sent: Wednesday, August 23, 2017 1:58 PM

Cc: Simon Davis <Simon.Davis@arun.gov.uk>; [REDACTED]

Subject: FW: Outline planning application Y/49/17/OUT - Land at Street Buildings, North End Road

Dear Elizabeth,

Please see the emails below and the attachment from Paul Collins, the agent dealing with outline planning application Y/49/17/OUT – Land at Street Buildings, North End Road, Yapton.

Mr Collins is raising a number of questions and asking for a meeting with a representative from Highways England and a planning officer from Arun District Council.

Are you available to attend a meeting at Arun District Council offices in the near future?

I look forward to receiving your response.

Kind regards,

Michael Eastham
Principal Planning Officer
Strategic Development
Arun District Council

From: paul collins [REDACTED]

Sent: 23 August 2017 13:44

To: Michael Eastham; Neil Crowther; David Innes

Cc: 'Franklin, Richard'

Subject: FW: Outline planning application Y/49/17/OUT - Land at Street Buildings, North End Road

Michael

I refer to the e mail exchange below and note that I have not received a reply.

However in order to move things forward please see the attached which seeks to provide HE with the information they requested in their consultation response on this application. To be clear this is the applicants first response to HE and his response to matters being discussed with WSCC Highways will be the subject of separate submissions in due course because they are not relevant to the issue of concern to HE.

As you will note on reading the attached, it seems to us that many of the matters which are leading to the HE concerns seem to arise from misunderstandings on policy matters between ADC and HE rather than from matters raised by our application and whilst we have done our best to address these it maybe that clarifying dialogue between ADC and HE may be the best way forward in order to avoid my applicant client becoming the unfortunate and inappropriate meat in an unpleasant sandwich as it were. However, in terms of this application, it also seems to us that this matter could be quickly resolved by way of a meeting involving yourself , myself and a representative from HE but I am in your hands on that.

In the meantime, however, please can you formally pass the attached to HE as the consulting LPA asap and invite their further comment so that we might consider this further if necessary.

Thanks

From: paul collins [REDACTED]
Sent: Thursday, August 17, 2017 1:11 PM
To: 'Michael Eastham' <Michael.Eastham@arun.gov.uk>; 'Neil Crowther' <Neil.Crowther@arun.gov.uk>
Subject: RE: Outline planning application Y/49/17/OUT - Land at Street Buildings, North End Road

Dear Michael

Thank you for this which we will of course consider and formally respond to in due course if required to do so by ADC as the LPA.

In the meantime, we note that the HE comments/requests are based on a number of premises which only the LPA can confirm are correct or otherwise ... namely that *"As the proposal falls outside of the current Development Plan, it was not considered as part of the Transportation Assessment which supports the Strategic Sites being promoted in the emerging Local Plan. The Local Plan is now sufficiently progressed within the public domain such that the applicant needs to consider this proposed site in relation to the cumulative impacts of the emerging Local Plan proposals at the end of the emerging Local Plan period. In addition, as there are other applications currently within the planning system which have yet to be determined or are already committed, these also need to be accounted for as they too fall outside of the Strategic Allocations in the emerging Local Plan"*.

As we understand matters the current adopted development plan for this part of the district comprises the ADLP 2003 and the YNP 2014 both of which were presumably accounted for in the *"Transportation Assessment which supports the Strategic sites being promoted in the emerging Local Plan"*. As we understand it this refers to PECP9 Arun Transport Study Stage 3 Final Report and Appendices (formerly ADCED33_3) on the emerging LP Examination web site and this (with the involvement of HE) did test the impact of various development scenarios up to and including 1000 dwellings per annum and a strategic option of a 400 dwelling site in Yapton on a number of key A27 Junctions (identified by HE as being those where the development proposed would have the potential for Severe Capacity Impacts, Safety Impacts and/or Environmental impacts) and that the Yapton Lane/A27 was not identified by HE as being one of those junctions for testing.

Please can you check the document and confirm to us and the HE whether or not you agree or disagree with the first part of the HE premise which is that major development well in excess of the scale now proposed by several site promoters in Yapton was not considered and tested as part of the Transportation Assessment work underpinning the emerging Local Plan?

Secondly please can you confirm whether or not ADC agrees or disagrees with the premise that *"the emerging Local Plan is now sufficiently progressed within the public domain such that the applicant needs to consider this proposed site in relation to the cumulative impacts of the emerging Local Plan proposals at the end of the emerging Local Plan period"*.

In this regard you may like to consider Framework paragraph 216 and the large number of objections to the relevant parts of the ELP, paragraph 22 of Circular 02/2013 which only refers to adopted Local Plans and PPG at Paragraph: 014 Reference ID: 42-014-20140306 which states: "It is important to give appropriate consideration to the cumulative impacts arising from other committed development (ie development that is consented or allocated where there is a reasonable degree of certainty will proceed within the next 3 years). At the decision-taking stage this may require the developer to carry out an assessment of the impact of those adopted Local Plan allocations which have the potential to impact on the same sections of transport network as well as other relevant local sites benefitting from as yet unimplemented planning approval" and you may also like to consider the evidence submitted as part of the ongoing Appeal in respect of Y/80/16 OUT and the relevant documents now in the public domain regarding the elp examination (Notably ADCED46, IDED21, 22 and 23).

Thirdly HE states *"In addition, as there are other applications currently within the planning system which have yet to be determined or are already committed, these also need to be accounted for as they too fall outside of the Strategic*

Allocations in the emerging Local Plan". Please can you discuss with HE and confirm precisely which applications/sites these are particularly bearing in mind the relevant PPG states that "committed development" is "development that is consented or allocated where there is a reasonable degree of certainty will proceed within the next 3 years"

Fourthly, presumably ADC consulted with HE as a statutory Consultee in accordance with Schedule 4(g) of the Development Management Procedure Order which is dependent on ADC as the LPA considering that the development proposed would be likely to result in an impact on safety or queuing on the A27 Trunk Road at the Yapton Lane junction as there is no other possible reason why. Given the low level of trip generation associated with this development and the HE response in respect of Y/1/17 OUT please can you confirm whether or not ADC remains of that view particularly bearing in mind that it is ADC who are the LPA and not HE.

Finally but by no means least and notwithstanding the foregoing, bearing in mind the confirmation from WSCC as the Highway Authority that they do not require a Transport Statement or TA to assess the proposals as it would not give rise to significant movements please can you confirm whether or not ADC as the LPA does require a TS OR TA in order to determine the application as requested by HE.

I look forward to receiving your response to the above before considering the matter further and providing a final response. However if you feel that a meeting to discuss the matter would be quicker and more appropriate please let me know.

Thanks

Paul Collins BA (Hons) DipTP

From: Michael Eastham [mailto:Michael.Eastham@arun.gov.uk]

Sent: Wednesday, August 16, 2017 2:41 PM

Subject: Outline planning application Y/49/17/OUT - Land at Street Buildings, North End Road

Dear Paul,

Please find attached a copy of the representation from Highways England to the outline planning application Y/49/17/OUT.

I look forward to receiving the information requested by Highways England.

Regards,

Michael Eastham
Principal Planning Officer
Strategic Development
Arun District Council

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

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23 AUG 2017

Walnut Tree Cottage
Church Road
Yapton
West Sussex
BN18 0ER

23rd August 2017

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF.

FAO Case Officer Mr Michael Eastham

<u>Y/49/17/OUT</u>	Land at Street Buildings North End Road Yapton BN18 0DT	Outline application with some matters reserved for the demolition of all existing structures & redevelopment of the site with up to 45 dwellings (30% affordable (up to 14)) & 0.3 hectares of landscaped open space with vehicular access from Maypole Lane & pedestrian/cycle access only from North End Road. This application is a Departure from the Development Plan & may affect the setting of a listed building.
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Dear Mr Eastham,

I was in two minds on whether to submit a representation (**objection**) in respect to the proposed development, as indicated above, but came to the conclusion..... Why should I just sit back and let a money grabbing landowner, who purports to have an affinity with the village, and his arrogant and aggressive/bulling agent, attempt to impact negatively on my life and the other residents of Yapton, without expressing my displeasure and distain for their actions. Their incessant assault on the village is having a detrimental effect on the village with the sole tactic of waring down opposition.

I am not going to repeat the usual objections namely, but not limited to, the impact on the local road network, lack of school places, lack of medical facilities etc etc. because although valid objections in their own right the Officers of Arun District Council (ADC) dismiss them out of hand. It has all been said many times before!

I draw your attention to the comments/observations raised by Highways England and West Sussex County Council (highways) to the submitted proposal and the pressure put on the latter by the agent to change its response.

Although ADC have indicated they will, as recommended in the LPSC 6th December 2016

Quote

"work closely with Town and Parish Councils to ensure that Small Site allocations are appropriately and sustainably located, taking into account all evidence available".

they, ADC, have not honoured this commitment.

I am also very concerned that there would appear to be conversations between Officers and the applicant's agent with the sole intention of preventing public scrutiny and transparency. I refer specifically to email correspondence dated 18th August from Mr Paul Collins to Mr Jamie Brown

Quote.....

Jamie

Further to my last please be advised that ADC is placing our e mail exchanges on their public planning application file and treating your e mails as formal consultation responses. Therefore I would be happy to discuss this less formally by telephone but do not have your telephone number but do please feel free to ring me if you feel that this would help to avoid any misunderstandings.

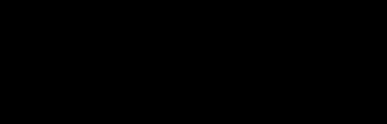
What "misunderstandings"?

This behaviour does certainly not allay my fears of the apparent 'close and over friendly' relationship between some Officers, applicants and their agents. What deals are done or not done behind closed doors?

ADC is failing to consider the number of planning applications that Yapton is currently being subjected to in the whole without "joined up thinking". The adhoc, piece meal approach is without strategy and cohesion resulting in no improvement to the amenities and wellbeing of the community. It is acknowledged there is a housing need, (although not directly from the community of Yapton itself). However it must be properly planned for and allow those communities that have unwanted development imposed upon them to have a say to the form it will take. This dialogue must be meaningful and not one of dictum as has happened in the past with ADC, (and may still be the case). Said communities must also benefit specifically and directly from development. Currently it is only the land owner, shareholders/directors of the construction companies that gain and additionally to cover up the failings and total incompetence of ADC to bring forward it's Local Plan.

The local community of Yapton only suffers more traffic, along with its associated problems, and the additional demands placed on local services. Its rural, village identity is being lost.

I respectfully ask that the application **be refused**



J Mills