

[REDACTED]

From: Matthew Utting [REDACTED]
Sent: 31 January 2019 14:09
To: Simon Davis
Cc: Daun Johnson; 'Kevin Wawman'; 'Emma James'; 'Paul Spratt'
Subject: RE: Further Information Required on Your Ref: PP-07574054 Our Ref: Y/4/19/RES
Importance: High

Afternoon, Simon,

Thank you for your email below and for your attachment comparing the 'red line' shown on Location Plan ref. 001 submitted with outline application ref. Y/5/17/OUT with that shown on Location Plan ref. 19.14.P100 submitted with my client's Reserved Matters application. Having spoken with my client, the difference that you have highlighted with the 'red line' on the southern boundary of the application site is probably the result of a process of 'best fit' between Ordnance Survey plans and Ordnance Survey based Title Plans, which can be notoriously inaccurate; and an accurate topographical survey carried out by my client. For these reasons, my client always errs on the side of caution when using an Ordnance Survey base to draw a red line to depict the area of an application site.

For the sake of consistency, however, I have attached a Revision A to the Location Plan ref. 19.14.P100 and a Revision N to the Proposed Site Layout Plan ref. 19.14. P101 that have been submitted with my client's Reserved Matters application – you will note both deal with the 'red line' discrepancy you have highlighted. So far as Site Layout Plan ref. 19.14. P101 Rev. N is concerned, please also note that it complies with the requirements of condition no. 7 of outline permission ref. Y/5/17/OUT, insofar as it replicates and includes the Illustrative Proposed Site Layout ref. 4D submitted with outline application ref. Y/32/17/OUT for the adjacent land to the south; and shows how both sites could be developed to connect with each other as a comprehensive whole.

I hope this email and the attached are helpful and look forward to receiving written confirmation that my client's Reserved Matters application has been validated and assigned to a Case Officer. Otherwise, please contact me if I can assist you further at this time.

Regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



7 Siskin Gate
Bracknell
Berkshire
RG12 8BF

[REDACTED]

[REDACTED]

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

Sent: 31 January 2019 09:48

[REDACTED]
Cc: Daun Johnson; 'Kevin Wawman'; 'Emma James'

Subject: RE: Further Information Required on Your Ref: PP-07574054 Our Ref: Y/4/19/RES

Dear Matthew,

We would disagree that the plans are identical. There are at least 3 places where there are subtle differences when you lay them side by side. Two of these are with respect to the edge drawn around the section of Cinders Lane between Bilsham Road and the site. The third is more important and is shown annotated in my attachment (where in the outline the red edge was hard up against the adjoining building but is now shown slightly further away). Could you explain why this difference exists please? Is this an issue with the ownership of the southern site? We would not want a situation where there was a strip of unclaimed land between the two sites particularly as we want both sites to link to each other.

Having said that, it is our intention, as the red edge area is smaller, to accept the application. Therefore, provided you can you give justification for the red edge difference I have described above, Daun will proceed with validation.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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Save the environment - think before you print.

From: Daun Johnson

Sent: 31 January 2019 09:30

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: FW: Further Information Required on Your Ref: PP-07574054 Our Ref: Y/4/19/RES

Importance: High

From: Amanda Scholes **On Behalf Of** Planning.Responses

Sent: 31 January 2019 08:52

To: Daun Johnson

Subject: FW: Further Information Required on Your Ref: PP-07574054 Our Ref: Y/4/19/RES

Importance: High

From: Matthew Utting [REDACTED]
Sent: 30 January 2019 16:03
To: Planning.Responses
Cc: 'Kevin Wawman'; 'Emma James'
Subject: FW: Further Information Required on Your Ref: PP-07574054 Our Ref: Y/4/19/RES
Importance: High

FAO: MRS D JOHNSON

Thank you for your email below, sent with the attached letter of today's date.

I have attached a copy of the Location Plan ref. 001 submitted with outline application ref. Y/5/17/OUT and a copy of the Location Plan ref. 19.14.P100 submitted with my client's Reserved Matters application pursuant to outline permission ref Y/5/17/OUT. Save for the red line shown on Location Plan ref. 19.14.P100 omitting the visibility splays for the site's access to the B2132 Bisham Road, which was given detailed consent at the outline stage, it is identical to the 'red line' shown on Location Plan ref. 001. Indeed, the 'red line' shown on Location Plan ref. 19.14.P100 was purposely copied from that shown on Location Plan ref. 001.

As such, I am at a loss as to why you seem unwilling to accept Location Plan ref. 19.14.P100, which in any event encompasses a smaller site area than Location Plan ref. 001. I would therefore request that you accept Location Plan ref. 19.14.P100, in order to avoid any further delays with processing my client's reserved matters application.

I trust this email is helpful and look forward to receiving formal confirmation by return that my client's reserved matters application has been validated and assigned to a Case Officer.

Yours sincerely,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



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From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 30 January 2019 15:19

Subject: Further Information Required on Your Ref: PP-07574054 Our Ref: Y/4/19/RES

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