

From: Simon Davis

Sent: 13 August 2020 18:33

Subject: Y/70/20/OUT Land East of Bilsham Road & land adjacent to Little Meadow

Dear Miss Roberts

I am your case officer and I have had an initial look at the application today.

I want to make some changes to the description but first need to clarify with you what matters are to be determined with this outline. I see that at Q4 of the application form, you have ticked all matters. This would mean that we will be determining the application on grounds of principle, access, scale, layout, landscaping & appearance. Did you mean to do this or is this just an outline with access? Otherwise, the changes I propose to the description are as follows:

Outline application with some matters reserved for 81 No. new dwellings including 18 self-build plots (but retaining Oak Trees & Little Meadow dwellings), 3 No. new light industrial buildings as part of an enlarged employment site, Public Open Space and a new Village Hall. The existing junction of Grevatts Lane West & Bilsham Road will be closed and Grevatts Lane West diverted to a new access point to the South. This application may affect the setting of Grade II Listed Buildings & is a Departure from the Development Plan.

Would this be agreeable?

I note that you have provided a Flood Risk Assessment which advises Flood Zone 1. However, please also note that according to the climate change maps in our SFRA, the part of the site to the south of Grevatts Lane West is shown to be FZ3a by 2111 (and the road frontage of this area FZ3a by 2061). We are required to take account of future flood risk in our decisions and we took the same approach on the Crematorium application on land to the east of your site (Y/103/18/PL) and also more recently in respect of BE/109/19/OUT. Therefore we will require a Sequential Site Assessment to demonstrate that there are no other safer locations for the proposed development. We are happy to advise on the scope of the assessment including the alternative site search area.

I also note that despite being raised at PreApp stage, the application is not accompanied by any of the reports required by our soils policy (SO DM1). Please review this policy as failure to provide the supporting documents may result in a refusal on grounds of insufficient information.

I also see that there is no Heritage Statement provided and we will need this to assess the application in respect of the nearby Listed and locally listed buildings.

Please can you respond re my question over the description & the matters reserved or not reserved and also indicate whether you will be providing the additional items and if so, what your timescales may be. I reserve the right to request additional items if they are requested by consultees.

Kind Regards

Simon J Davis MRTPI

Principal Planning Officer
Directorate of Place

T: 01903 737874

E: simon.davis@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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