

From: Simon Davis
Sent: 21 July 2020 18:22
To: Chris Brake [REDACTED]
Subject: RE: AL/46/20/PL Wings Nursery

Dear Chris,

I have had this question on another site so I will repeat my advice: "We think that a sustainability & options appraisal should take the form of a sequential site assessment similar to what you might do with a FRA (but obviously with different parameters). We also note the NPPF para 171, fn 53 which states "Where significant development of agricultural land is demonstrated to be necessary, areas of poor quality land should be preferred to those of a higher quality." This also suggests that it is necessary to demonstrate that your site is better than others."

I accept that archaeology was not raised as an issue on the Outline permission and would suggest that it was an error that Archaeology were not consulted as this site falls within one of our defined Archaeological Notification Areas. If you are unwilling to accept a condition (it will be up to you to agree as it will likely be worded to be pre-commencement), then any eventual recommendation may have to report conflict with ALP policy HER DM6.

We do not have Design Officers. I have reviewed the scheme and have discussed with my Team Leader. However, I am also seeking the comments of our Group Head of Planning and so once I have this, I will be in a position to share our comments with you.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Chris Brake [REDACTED]
Sent: 17 July 2020 16:25
To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: AL/46/20/PL Wings Nursery
Importance: High

Dear Simon

I just tried to call and picked up your voicemail, so understand that you are on leave.

However, I am hoping to pick your brains on a couple of points regarding the comments received on the application to date.

- Are you able to explain what is meant by the Sustainability and Options Appraisal as our consultants are not familiar with this, and we've assumed that this would be picked up as part of normal agronomy appraisal. Is there something additional you (Arun) are looking for?
- We note that there is a request for further archaeological investigations. However, the site benefits from an existing permission which places no obligations on such matters and we therefore wondered how this would be dealt with, as to our mind it would be an unreasonable condition to place on any permission.

Please can you give me a call to discuss the finer details of the above, as we want to work with you to overcome any issues.

Finally, we are yet to see anything from design officers. Do you know when they will be issuing their response?

I look forward to hearing from you.

Chris

Chris Brake BA(Hons) PGDipTP MRTPI
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