

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 21 October 2021 10:35
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: A/168/21/PL - Land South of Littlehampton Road

Please add the attached additional information to the above application

Anita Gardner
Principal Planner

T: 01903 737529
E: anita.gardner@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Peter Cleveland [REDACTED]
Sent: 19 October 2021 17:45
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: Tilly Whishaw [REDACTED]
Subject: RE: A/169/21/PL and A/168/21/PL - Land South of Littlehampton Road

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Dear Anita

I have now discussed this further with Tilly and her colleagues at Redrow and we would like the application to be determined.

As we thought things were progressing positively in advance of the below email, we have prepared a response to the request for additional highway information. In order to narrow the reasons for refusal, we would hope that this can be accepted and WSCC re-consulted for comment, given the change in position on the principle matters.

Kind regards,
Peter

From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 14 October 2021 16:53
To: Peter Cleveland [REDACTED]
Subject: A/169/21/PL and A/168/21/PL - Land South of Littlehampton Road

Dear Peter,

I have discussed the above planning applications with Juan, Neil and Tim (our new interim head of DM) and write to advise you that both applications will be recommended for refusal and are likely to be determined by the end of this month.

I appreciate that the principle objection to the housing development within the Settlement Gap will be unexpected and is contrary to the pre application officer advice previously given and I apologise that the decision will not be consistent with these earlier conclusions.

We have reconsidered the relatively isolated location of the site and the impact on the integrity of the Gap and taken account of the representations received and decided that the visual harm resulting from the form of development is sufficient to outweigh the lack of housing land supply. The proposal will therefore now be written up for refusal on the basis of conflict with policies C SP1, SD SP2, SD SP3, SO DM1, D DM1 and D SP1 of Arun Local Plan and the Arun Design Guide. Further it is noted that issues relating to drainage and highways are at present unresolved. Any determination will not be delayed awaiting additional information in respect of these matters.

It is of course open to you to withdraw the applications ahead of refusal, but the principle settlement gap objection will apply to any re-submitted application for housing on the site.

Regards
Anita

Anita Gardner
Principal Planner



T: 01903 737529
E: anita.gardner@arun.gov.uk

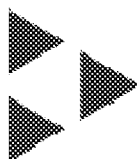
Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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

DX 57406 Littlehampton

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Peter Cleveland

Partner, Head of Planning



Rowan House, Baffins Lane, Chichester, West Sussex PO19 1UA



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