

From: Simon Davis
Sent: 10 January 2020 16:43
To: Chris Whitehouse <[REDACTED]>
Cc: Paula Pemberton <[REDACTED]>
Subject: RE: BE/100/19/PL Springfields

Dear Chris,

We accept that we cannot demonstrate a 5-year HLS and indeed, our current data shows only 3.7 years.

In determining this application in accordance with the NPPF presumption in favour of sustainable development, we need to assess whether (NPPF 11 (d) (ii)) the benefits any adverse impacts associated with the proposal would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. It is our view that the benefits of 2 new dwellings as a contribution to boosting our HLS would not outweigh the adverse harm to the character of the Countryside/Strategic Gap.

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
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Chris Whitehouse <[REDACTED]>
Sent: 10 January 2020 12:46
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Paula Pemberton <[REDACTED]>
Subject: RE: BE/100/19/PL Springfields

Hi Simon

Thanks for coming back to me swiftly, it is appreciated. Clearly I would intend to raise a rebuttal on behalf of the applicant in advance of any decision.

It would be useful to understand in advance of this, how the conclusions drawn on the application factor against the conclusions drawn by the Inspector in Inquiry decision 3224632 (decision 20/12/19) whereupon the Inspector provided clear conclusions on the councils current 5YHLS position and titled balance position at Paras 20-24 (copy attached). With titled balance engaged, what is the councils position on the Strategic Gap – does it sit under Footnote 6 and if so how much weight is being applied to the harm the development offers to it, in part 11(d)ii. terms?

Kind regards

Chris

Christopher Whitehouse MRICS BSc (Hons) RICS Accredited Expert Witness
Managing Director / Chartered Planning & Development Surveyor

For and on behalf of



RICS



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

Sent: 08 January 2020 15:58

To: Chris Whitehouse [REDACTED]

Cc: Paula Pemberton [REDACTED]

Subject: RE: BE/100/19/PL Springfields

Dear Chris,

The ecology response is attached.

I spoke with our Head of Planning before Christmas about this application and his view is that the two dwellings will be harmful to the character of the Countryside/Strategic Gap and that we should be refusing the application. I have looked back at the reasons why BE/51/18/PL was granted and I consider that this decision does not set any kind of precedent or lend any weight to the current proposal. As such, it is my intention to refuse the application. I am hoping to have this done by the end of January.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

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