

[REDACTED]

From: Simon Davis
Sent: 23 January 2020 14:51
To: Chris Whitehouse [REDACTED]
Cc: Paula Pemberton [REDACTED]
Subject: RE: BE/100/19/PL Springfields

Dear Chris,

Thank you for your email and sorry for my delay in responding.

These matters will be more fully explored in our officer report when it is written and after it has been reviewed by the Group Head of Planning (who reviews all refusals). However, I can comment that the NPPF is clear that where the policies which are most important for determining the application are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

We are unable to demonstrate a 5-year housing land supply therefore, yes policy SD SP3 is out of date.

I do not consider criteria (i) of 11 (d) of the NPPF to be relevant as strategic/green gaps are not referred to in the NPPF therefore the assessment will solely be on the basis of 11 (d) (ii)

In our view the environmental, economic & social benefits of two houses do not outweigh the harm to the countryside with a particular focus on the integrity of the gap and the separation of settlements.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Chris Whitehouse [REDACTED]
Sent: 14 January 2020 09:53
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Paula Pemberton [REDACTED]
Subject: RE: BE/100/19/PL Springfields

Dear Simon

Thank you for coming back to me on this and explaining the councils position. It is the appellants view that the weight prescribed to two further family homes to localised housing supply, on a sustainably located parcel of land, carries *very significant weight* in its contribution to Arun's housing supply in the circumstances and given the proportionate impact on its locality by way of its introduction following the proposed mitigation planting.

In seeking to bring together a position on file on behalf of the applicant, it would be beneficial to understand the following:

- Is the council relying on SD SP3 in its position and is this policy considered out of date?
- Does the council consider that a strategic gap meets the definition of important policies defined by Footnote 6 of Framework Para 11?
- If policy SD SP3 is relevant; which part of the policy is offering the harm to significantly and demonstrably outweigh the benefits? The applicants position is that with regards a) the gap is not undermined – the encroachment within it is limited to an extent closest to the existing ribbon development of the settlement and the inclusion of proposed vast screening reinforces the gap beyond it. Visually, views of the gap from public areas are currently very limited in any instance and the predominant viewpoint beyond the dwellings would be a strong green boundary. With regards b) the integrity of the gap is maintained and, with the proposed screening, its integrity is protected and improved upon c) is an irrelevance because the council do not have up to date housing policies that can deliver housing elsewhere.

I think it is important that the councils position on these matters are understand, and potentially re-examined, as whilst the applicant is very much hoping to bring the scheme forward with the councils support, this would form the basis of the appeal that would subsequently follow a refusal.

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: 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 |
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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



[REDACTED]

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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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