

From: Simon Davis

Sent: 14 February 2020 12:11

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: BE/109/19/OUT - Land East of Shripney Road

Dear Nigel,

Thank you for this.

I am afraid that this is all a bit too late in the day as the agenda close for reports is today and then the report has to be reviewed by two team leaders ready for the agenda to be run on Monday. I do appreciate that you have worked hard to get everything to me but I could have done with this earlier in the week as I could have then moved some things around to finish the report. I have meetings booked this afternoon and Monday morning so have limited time as it is. I am also yet to receive the WSCC Highway comments which are crucial to being able to confirm the recommendation.

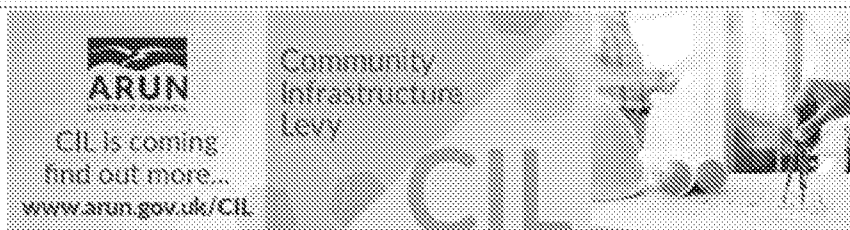
On the subject of the Sequential, I have asked Charlotte Hardy to have a quick look however, I noted from reading it this morning that the analysis of the Lees Yard site does not seem to be correct as the issue with that application was predominantly the design of the layout/dwellings (how it related to the settlement) and the applicants refusal to contribute to the A29 realignment or to provide sustainable transport mitigation measures as the Wings site opposite had agreed to. It was not the case that the site could not come forward until the A29 realignment had been done and had the design/layout been good and the mitigation measures been agreed to then it may well have attracted a positive recommendation.

With regard to the HW zip files, these were cc'd to me earlier this week but I noted that they include plans that I have already been supplied with and I am unsure whether the additional word documents need to be on the public file so I did not do anything with them.

I saw the Housing Delivery Test result yesterday and clearly this gives more weight to the principle of your application. You may also wish to look at the appeal decision yesterday for Bonhams, Flansham (APP/C3810/W/19/3236911) which although dismissed does suggest that our HLS position is even lower than we have reported it as.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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Please note that I typically work from home on Thursdays when I am unreachable on my work phone



From: [REDACTED]
Sent: 13 February 2020 19:01
To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: FW: BE/109/19/OUT - Land East of Shripney Road

Dear Simon,

I write with an update on the outstanding matters.

Sequential Test / FRA update

Attached is a revised site specific FRA from Ramboll which now incorporates a sequential site appraisal (the Sequential Test) that is based on the geographical area of search agreed between parties, and appropriate guidance. You will see that this is passed. Further, as previously concluded by Ramboll it remains evident the site is in any event also acceptable from a present and future flood risk perspective.

Highways

We have been endeavouring to keep you up to date on negotiations with the LHA. For your records please see attached documents (departures from standard information) supplied to the LHA at the beginning of this week by Highgate Transportation. We are given to understand that all of WSCC's points have been met and that they are now in a position to confirm 'no objection' to the scheme. You will of course wish to prompt them and verify this if you haven't already heard back from them.

'S106'

Further to our discussion earlier this week please note that a Unilateral Undertaking has now been finalised by James Smith at JS Planning Law through discussions with ADC and WSCC and that this was today being circulated for engrossment. This should be with you tomorrow and I will keep you updated.

On another point entirely if you aren't already aware the 2019 Housing Delivery Test results rather 'snuck out' from MHCLG today. You can see these here; <https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement>

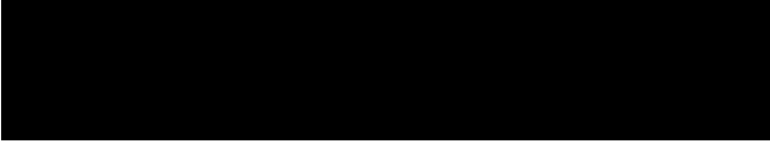
We have already set out in the Planning Statement (including at section 6.2.1 and elsewhere) our views in respect of the housing supply position in ADC. The 2019 results are material to the determination of this application as it shows a marked deterioration from the 2018 measurements (which have fallen from 91% in 2018 to 68% today) and result in the automatic application of a "buffer" to be applied to the supply position. We believe therefore there is increasing urgency for the Council to expedite permissions on acceptable and sustainable sites like this one.

Taking all of the above into account I trust we have delivered on the actions agreed last week in our discussion and that this puts you in a position to finalise your report so that this application may be included onto the March

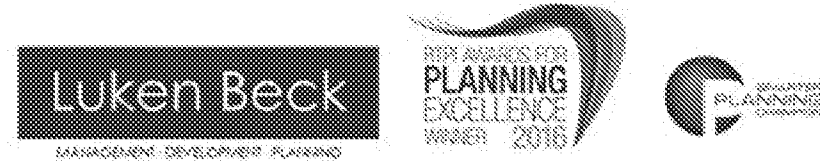
planning committee agenda. If you need to discuss any of the above (and I would appreciate a quick catchup on the phone tomorrow anyway so that I can update my client) I will be available throughout most of the day tomorrow on my mobile.

Kind regards,

Nigel Jarvis | MRTPI | Director



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