

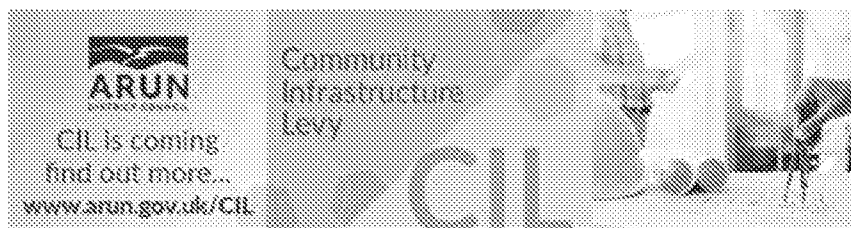
From: Simon Davis
Sent: 24 February 2020 11:04
To: [REDACTED]
Subject: FW: BE/109/19/OUT - Land East of Shripney Road

Dear Nigel,

Please see below comments on the Sequential Assessment. Could you consider and respond to me please.

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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Save the environment - think before you print.

From: Charlotte Hardy
Sent: 24 February 2020 09:44
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: BE/109/19/OUT - Land East of Shripney Road

Hi Simon

I am afraid there are definitely some issues that remain with this from further looking. I am working on the basis that the absolute basic criteria is a site that is similar in size=1.8 ha (that of the ST @ Appendix D) and around 46 units. Oh and of course the fact that this is only outline

Hopefully it may just be the way it has been expressed but at para 3.3.3 of the FRA and 4.1.2 of Appendix D they list the points they have used to discount sites, of which I think the first is meant to be as below, as being on the basis of being allocated and so not reasonable

- ~~Not~~ have a policy designation for an alternative land use

Of the site assessment table:

1. 18FP1 – this has permission and through planning process so should have been excluded

2. I am unsure about 18AL4 and WE6, as although there are obvious differences in terms of site size and capacities they are allocated for housing (not alternate use) in ALP and from flood perspective lower risk. Have a read of Information about alternative sites on this [page](#). I could see they could be discounted for other reasons
3. I will accept that WE8 and 32 could be considered reasonable from flood perspective but 32 should have been excluded on the basis of the fact that this has permission through the planning process

Unfortunately cannot agree with their final conclusion that the sequential test has been passed purely as there are no other available sites on basis of the current information, as they have not really provided answer in terms of the two sites mentioned under 2 above. I suspect that this is really a planning issue

If need anything else then do come back.

Charlie