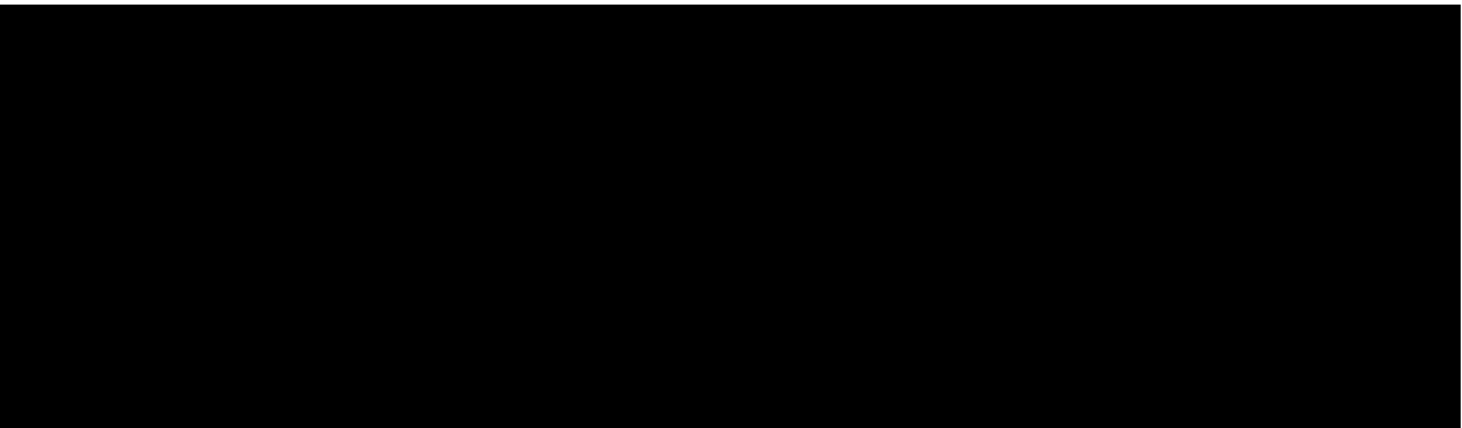




From: Nigel Jarvis [REDACTED]
Sent: 28 February 2020 19:10
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: BE/109/19/OUT - Land East of Shripney Road

Simon,

Thanks for the below. I set out our response below but would happily speak on Monday to discuss this if we still aren't in agreement. There are other matters to discuss but I have kept this reply purely on the sequential test subject. I don't think there is much disagreement really, on my reading.

18FP1 - Land at Stanhorn Grove

Noted albeit the Sequential Test does also discount this site for a number of reasons, so we have reached the same conclusion.

18AL4 & WE6- Land at Bridge Cottage & The Old Cottage and Ryefield Farm & Woodgate Centre, Oaktree Lane

These are both the part of the Barnham / Eastergate / Westergate housing allocation and our justification for discounting them is further detailed in paragraph 3.6.1 (page 8) of the Sequential Test and not just reliant on the table. For ease I set this out below:

Policy H SP1: Housing Requirement provides details of strategic housing allocations which are necessary for meeting the Council's housing land requirement. Such sites are not by definition windfall sites and will not address the shortfall of housing land identified in Chapter 6.2.1: Housing Land Supply of the Planning Statement. All sites sitting within allocation SD5 Barnham / Eastergate / Westergate have therefore discounted as alternative locations for development.

Aside from the above, the delivery of the Strategic Land Allocation, and certainly most of the southern extent of it (e.g. land south of Barnham Road) would seem dependent on the A29 realignment. As such neither site can be concluded likely to be delivered prior to the progression of the aforementioned strategic infrastructure. I think though isn't this a moot point as the policy officer advises she can see they can be discounted for other reasons and as such we have reached the same conclusion?

32 – Wings Nursery, Lidsey Road

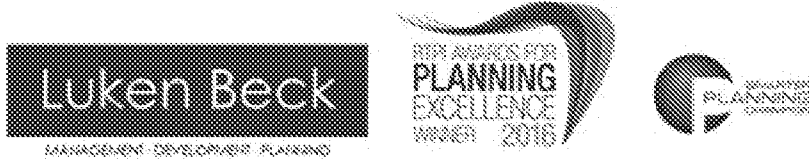
This site is discounted on the grounds it has permission through the planning process. The site is also discounted in the report in sub-chapter 5.2 (pg14) and as such we have reached the same conclusion.

WE8 - Land north of Lees Yard, Lidsey Road

The rationale for discounting this site is detailed in sub-chapter 5.1 (page 14) of the Sequential Test report. This justification does not discount the site on the grounds of flood risk but rather details how the site is not deliverable by citing (1) the HELAA report, (2) the recent planning refusal and (3) the client's knowledge of the area.

Kind regards,

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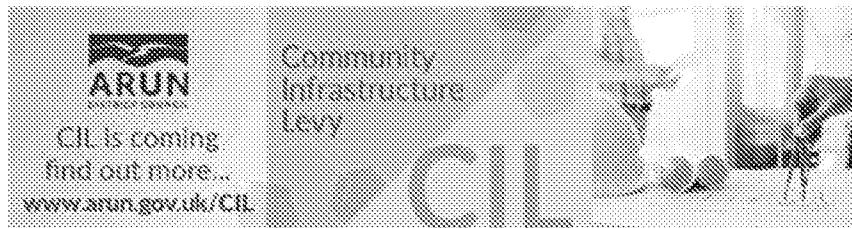
From: Simon Davis <simon.davis@arun.gov.uk>
Date: Monday, 24 February 2020 at 11:04
To: Nigel Jarvis [REDACTED]
Subject: FW: BE/109/19/OUT - Land East of Shripney Road

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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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