

[REDACTED]

From: Phil Brown [REDACTED]
Sent: 01 December 2017 16:10
To: Simon Davis
Subject: RE: BE/79/17/PL

Simon,

Thank you for your email. I have replied to your two points below in red.

Please let me know if you have any further comments or questions.

Regards,

Phil.

Phil Brown
Director

Sloane and Brown Ltd
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www.sloaneandbrown.co.uk

Company Registration No. 09666482



Sussex Heritage Trust Awards 2017

Highly commended for South Downs Bunkhouse barn conversion

Highly commended for new Hotham Park Café building



Sussex Heritage Trust
Design for the future, respect for the past

From: Simon Davis [mailto:Simon.Davis@arun.gov.uk]

Sent: 29 November 2017 12:52

To: Phil Brown [REDACTED]

Subject: BE/79/17/PL

Dear Phil,

My report has been written and has now been reviewed by my Team Leader. However, before we can issue a decision, we need a couple of things resolving:

1. You mentioned in follow-up emails that a security gate was going to be erected. I was proposing to require the detail of this to be approved by condition. However, the condition could be avoided if you give us details (location on the plan + elevations) now? Please note that if the height of the gate were to be significantly greater than 2m, we would likely need to re-advertise the application to local residents. Likewise, if a gate significantly higher than 2m were proposed to discharge a condition, we might not be able to agree it. The new gates will be a pair as shown in the attached photograph. These are currently 2.4m high, but can be reduced down to 2m high if that would be preferable. Each gate would be 2m wide. The gates could be boarded with plywood if required.
2. I am basing my recommendation on the fact that although the site lies in countryside, the proposal is in accordance with policy GEN3 on development in the countryside because it is in accordance with Policy DEV8 of the Local Plan. However, the proposal is not currently completely in accordance with that policy and my recommendation would be simpler if it were. Policy DEV8 (i) requires that there is no acceptable alternative within existing permitted or allocated floorspace or within or through redevelopment of existing commercial premises. Could you supply a search of alternative open B8 storage suitable land within existing permitted/allocated floorspace or within/through redevelopment of existing commercial premises. If you can do this by the 13th December, then I can amend the report to reference this evidence. The applicants have been searching for a significant period of time for suitable land that could be used for additional skip storage. The applicant is currently at full capacity on their site at Elbridge Farm and now desperately require additional land to enable sustainable growth of their business. They have explored the feasibility of expanding within their current site at Elbridge Farm, but this will not be possible. A key criteria is that the site is located in close proximity to the existing operational base in order to make the day to day operations efficient and entirely workable, and there is simply no other land that is currently available that could be suitable for this use. We do not have any specific evidence of the land searches that have been carried out, as there is simply no suitable space that is available in close proximity to the applicant's existing operations! Therefore, it can be demonstrated that the site at Babsham is the only site that is suitable for this use.

Kind Regards

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