

REFERENCE NUMBER: 0520/05

DATE: 9th June 2021

Planning Department
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

By Post

Dear Sirs,

Re: Submission of a planning application to re-establish planning permission for 1 No. dwelling on land at Springfields, Chichester Road, PO21 5EE

With reference to the above and further to my communication with Simon Davis, Principal Planning Officer, in previous weeks I submit a planning application to reinstate a planning permission that is due to shortly expire in relation to the development of a single dwelling on land at Springfields, Chichester Road, PO21 5EE.

The original planning permission was granted under reference BE/51/18/PL on 7th September 2018 by Arun District Council. The proposal sought planning permission for the erection of a single dwelling on land immediately adjacent to the property known as Springfields. The Applicants delayed their intended commencement of development across 2020 due to understandable issues associated with the Covid-19 pandemic and upon their review of pre-commencement conditions in 2021, and in discussion with the Council's Engineering Services department it was identified that the discharging of planning condition 6 could not take place within the remaining time associated with the planning permission due to a requirement for the associated surface water drainage disposal systems testing to be carried out across winter, the last opportunity of which had passed when the Applicants were able to undertake the discharging of conditions work in advance of seeking to commence development.

On discussion of the matter with Simon Davis it was identified that the Council's Development Plan has not changed since the original permission was granted and it remains a common ground position that the Council does not have an established 5-year housing land supply. As such it is

concluded that the proposal maintains its accordance with the Development Plan as can be applied and the applicable material considerations associated with the original permission remain similarly weighted. It is the Applicant's position therefore that the grant of a new planning permission in order for them to discharge planning conditions and undertake the surface water drainage works as soon as possible is an appropriate outcome of this resubmitted planning application.

For clarity it should be made clear that the material basis of the application remains unchanged from that originally permitted; the design of the scheme remains the same and the Applicant raises no objection to re-entering into a further planning obligation to secure a monetary mitigation payment towards the Pagham Harbour Special Protection Area.

The Council's internal and external space standards remain unchanged and it is considered that the proposal, with regard to parking and highway safety, and residential amenity remains materially unchanged in its context from the original permission.

The status associated with Strategic Gaps have not altered since the original permission, wherein it was determined that the proposed development was in accordance with criteria (a) and (b) of Policy SD SP3 as, to quote the Officer's report, *"the addition of one dwelling in this location on the end of an existing ribbon development and closely related to the existing adjacent dwelling will not undermine the integrity of the gap and it will still be clear that there is a separation between Bognor Regis and Chichester"*.

Whilst it is accepted that the proposal remains outside of the defined built up area boundary associated with Bersted and within a strategic gap and in part is contrary to Policies SP1 and SP3 of the ALP and BNDP Policy ES3 and ES7, however as noted within the original Officer's Report it is not considered that the new dwelling would harm the character of the surrounding built environment or the local rural landscape, and it would also not harm the integrity of the strategic gap.

The proposal brings forward a development at the end of a well-established ribbon development, remains in a sustainable location and brings forward socioeconomic benefits associated with the delivery of a new dwelling.

As such it remains the Applicant's position that the proposal maintains its positive balance in the context of material considerations and planning policy, and it is respectfully requested that this planning application is approved and planning permission is granted.



NEXT PHASE
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Yours sincerely

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