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From: Raymond Cole <Raymond.Cole@arun.gov.uk>
Sent: 25 February 2021 19:22
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: BN/142/20/OUT - Land south of Barnham Station Barnham

Please could you upload the following e-mail to the application folder BN/142/20/OUT as a further representation letter?

Thank you

Raymond Cole
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Directorate of Place

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From: paul collins [REDACTED]
Sent: 25 February 2021 15:41
To: Karl Roberts <Karl.Roberts@arun.gov.uk>; Neil Crowther <Neil.Crowther@arun.gov.uk>; Raymond Cole <Raymond.Cole@arun.gov.uk>
[REDACTED]

[REDACTED]

Subject: BN/142/20/OUT - Land south of Barnham Station Barnham

Dear All

Congratulations on refusing this application under delegated powers as it was clearly one that should be refused and for what it is worth I wholeheartedly and professionally support that refusal as a matter of principle.

However more strategically and in the circumstances facing your district the ability or otherwise to defend appeals against such decisions and/or to avoid the submission of second applications trying to whittle down the issues in the first refusal it is important to make making sure that the policy arguments for refusal are consistent across the district and related to the application made (i.e if an application is made for the principle of developing a site only (as in this case) and it is the principle that is unacceptable then the refusal reasons issued must reflect this and not deal with peripheral unrelated matters)

Therefore I note with some concern in this case that the Officers report sets out policy arguments that are entirely inconsistent with policy arguments put forward by officers in respect of other cases elsewhere in the district and that the refusal reasons issued are unclear as to matters of principle and seem to address peripheral unrelated matters making ADC vulnerable to the loss of any appeal and/or being placed under pressure to give permission by way of a repeat application.

Anyway if any recipient of this e mail is interested in knowing why I say this then they only have to ask but otherwise please place this e mail on the file for future reference.

Paul Collins BA (Hons) DipTP

[REDACTED]