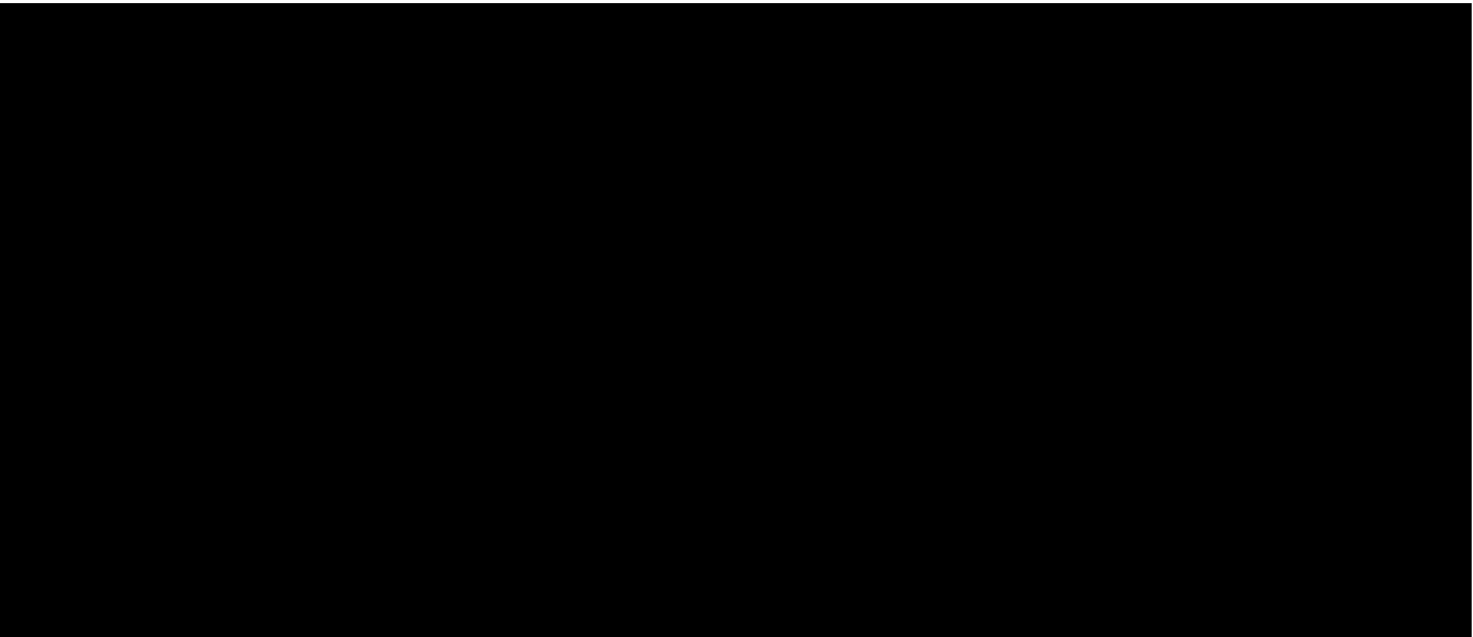




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**From:** Kerry Simmons [REDACTED]  
**Sent:** 02 August 2018 11:47  
**To:** Simon Davis  
**Subject:** FW: 37 Hill Lane, Barnham BN/23/18/PL

Dear Simon,

We have now had a chance to consider the planning feedback on the proposals and would like to submit the attached substitute plans to be considered as part of the application.

The scheme has been amended to reduce the number of new homes to two in response to the concerns raised about the impact of plot 1 on the street scene. Reducing the number of units results in a more spacious layout in keeping with the loose knit pattern of development along Hill Lane.

With regard to the principle of residential development the application was made on two grounds 1. that the Neighbourhood Plan (Policy EE4) supports small residential redevelopments on infill and redevelopment sites within the parish and that this could be outside of the built-up area. 2. The application site is previously developed land (PDL) comprising commercial premises that benefits from a lawful development certificate for specified retail use (Use Class A1). The lawful development certificate covers the vast extent of the application site which is currently in a visually poor condition. Options for the site include replacing the commercial buildings with more substantial units and continue the retail activity on the site; this has the potential to generate a higher level of traffic movements than the proposed residential scheme and is also at odds with the predominately residential properties along Hill Lane.

Whilst we understand that Arun District Council now has an up to date Local Plan 2011 -2031 a windfall allowance of 847 dwellings has already been included in the housing supply (Local Plan table 12.1) and we wonder therefore why this particular windfall is being overlooked, particularly as the Local Plan Inspector commented on the fragility of the Council's housing land supply in the short term. In addition the NPPF 2 now includes a section on making effective use of land and encourages the residential redevelopment of suitable brownfield land. The land at 37 Hill Lane is considered to be a suitable brownfield site on the basis that the existing lawful use (Use Class A1) of the site is at odds with its location away from the village centre. The existing retail use of the site has the potential to be more intensive and to generate a higher level of vehicular activity than the proposed alternative residential use to provide two additional homes. On balance the brownfield site offers an opportunity to remediate the visually poor condition of the site and make more appropriate and effective use of the land to deliver two dwellings within an established cluster of residential development as a suitable windfall site.

We would be grateful if you could confirm receipt of the attached substitute plans.

Best regards,

Kerry

Kerry Simmons MA MRTPI  
Principal Planner

Kerry Simmons MA MRTPI  
Principal Planner

26 Chapel Street  
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West Sussex  
PO19 1DL

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

**Sent:** 19 July 2018 14:54

**To:** Kerry Simmons

**Subject:** RE: 37 Hill Lane, Barnham BN/23/18/PL

Dear Kerry, That is fine. I am on leave from tomorrow until Monday 30<sup>th</sup>.

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  
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**From:** Kerry Simmons

**Sent:** 19 July 2018 13:24

**To:** Simon Davis

**Subject:** RE: 37 Hill Lane, Barnham BN/23/18/PL

Hi Simon,

We are due to meet the applicant on Monday next week and will then come back to you with our formal response to the issues you have raised.

Trust that's ok with you.

Best regards,  
Kerry

**Kerry Simmons MA MRTPI**  
Principal Planner

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**From:** Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]  
**Sent:** 05 July 2018 17:08  
**To:** Kerry Simmons  
**Subject:** RE: 37 Hill Lane, Barnham BN/23/18/PL

Hi Kerry,

I have discussed this with Dan Vick and with Neil Crowther. I accept that the Barnham & Eastergate NP allows for redevelopment of sites outside the built up area. However, we have just had the final Inspector report for the new Local Plan and this Local Plan is now due to be adopted at Full Council on the 18th July. When this is adopted, it will, as the most recent plan, take precedence over the policies of the NP. We do not consider this to be a sustainable location for new development and would therefore seek to resist the proposal having regard to countryside policy within the new Local Plan.

Separately, we have concerns as to the impact of a two storey house on the frontage (i.e. where the current single storey shop is) and this would also form a refusal reason.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |  
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**From:** Simon Davis  
**Sent:** 05 July 2018 13:07  
**To:** 'Kerry Simmons'  
**Subject:** RE: 37 Hill Lane, Barnham BN/23/18/PL

Dear Kerry,

Engineers responded on the 13<sup>th</sup> June. Highways on the 27<sup>th</sup> June. They are both on the website.

The only consultation responses outstanding are Southern Water and our Tree Officer.

I will have a think about the scheme later and let you know my thoughts.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |  
Location: Planning, First Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF  
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**From:** Kerry Simmons [REDACTED]  
**Sent:** 05 July 2018 12:31  
**To:** Simon Davis  
**Subject:** 37 Hill Lane, Barnham BN/23/18/PL

Hi Simon,

Just a short note to make contact with you on the above application to ask if you have now received WSCC consultation comments and the Council drainage engineer's comments – I can't seem to see them online yet ?

I did attend the Parish Council meeting and concerns were raised about drainage and overdevelopment of the site.

It would be useful to have your feedback on the proposals so that we can consider whether amendments to the scheme could address the concerns raised by the parish council and neighbours.

I look forward to hearing from you in due course.

Best regards,  
Kerry

**Kerry Simmons MA MRTPI**  
Principal Planner  
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