

From: Simon Davis
Sent: 07 December 2018 15:41
To: 'Kerry Simmons' [REDACTED]
Subject: RE: 37 Hill Lane, Barnham BN/23/18/PL

Dear Kerry,

I previously set out our view on the application (which was agreed with Dan Vick and Neil Crowther) – that 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. I do not however have any concerns regarding character or overdevelopment (and clearly our drainage engineers are in agreement) and so it would simply be a matter of principle. I note all of your points and will ensure that these are considered within the officer report but they do not override our concerns as to environmental sustainability.

I have started my report but need more time to finish it. I acknowledge that you may not be willing to grant more time but if you are able to then I will be able to get the decision issued by the 21st December.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Kerry Simmons [REDACTED]
Sent: 06 December 2018 14:10
To: Simon Davis
Subject: RE: 37 Hill Lane, Barnham BN/23/18/PL

Hi Simon,

I would be grateful if you could update me on your assessment of the proposals and whether the application is capable of receiving officer support now that the amount of development has been reduced to reflect the loose knit pattern of residential development along Hill Lane and a detail drainage impact assessment has been submitted and accepted by the Council's drainage officer.

We do understand that some neighbours have raised a query over the responsibilities of riparian owners but consider that the drainage proposals are reasonable in connection with the proposals and that the works identified as being the responsibility of riparian owners is for the purpose of clarification and completeness.

We appreciate that the land at 37 Hill Lane is unusual due to its planning history and that its regularised last use as retail constitutes previously developed land. As set out previously, the proposed small scale residential reuse of the site has been brought forward 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.

2. 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 trust that the additional information provided by the drainage impact assessment has addressed the previous concerns around the issue of localise drainage and flooding issues. However, should you require any additional information or clarification on any matter please do come back to us.

We agreed an extension of time until 7th December but would be able to extend this should you require further time to consider the drainage impact assessment and third party comments.

Best regards,
Kerry

Kerry Simmons MA MRTPI
Principal Planner

26 Chapel Street
Chichester



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