

[REDACTED]

From: Susan Leeson [REDACTED]
Sent: 18 July 2022 11:33
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: BN/68/22/PL

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Thank you Simon, that is very helpful.

Best regards
Sue

Susan Leeson BSc MPhil
Director of Planning



**SMITH
SIMMONS**
& PARTNERS

32 North Street, Chichester, West Sussex, PO19 1LX [REDACTED]
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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 18 July 2022 11:29
To: Susan Leeson [REDACTED]
Subject: RE: BN/68/22/PL

Dear Sure,

Thank you. I am unable to share the report with you but the proposed reasons (and some brief comments) were as follows:

The proposed development by reason of location, design and layout would have an unacceptable impact on the character and appearance of this countryside site and result in a net loss of high value agricultural land contrary to policies C SP1, D DM1, D SP1, LAN DM1 & SO DM1 of the Arun Local Plan, Barnham & Eastergate Neighbourhood Development Plan policies ES14 & H8, the Councils Design Guide and the NPPF. The harm identified clearly and demonstrably outweighs the benefits of the application including its very small contribution to the Councils Housing Land Supply shortfall.

We can't support a development of 4 houses extending back sideways from the road. This is out of character with the surroundings. Furthermore the design doesn't reflect the surroundings or the Arun Design Guide (page 130 states development in rural locations should integrate seamlessly into its setting, use simple/unobtrusive design, respond to the scale of nearby development, maintain existing landscape features, use hedging for boundaries and restrict areas of hard surfacing on frontages). Regardless of the land use, the land is likely to be Grade 1 ALV as per the "Agricultural Land Classification - Provisional (England)" data (as obtained through Defra's Magic mapping website) and so this has to be considered. The site will also change in the surrounding flat landscape from an old orchard to houses.

The proposal fails to demonstrate a sufficient level of biodiversity net gain given the overall loss of trees & other vegetation from the site and the collective value of these and therefore is in conflict with Arun Local Plan policy ENV DM5, Barnham & Eastergate Neighbourhood Development Plan policies ES10 & ES15 and the NPPF.

I appreciate that you could remove all the non-TPO trees tomorrow but having regard to them, we are not convinced that you can achieve sufficient biodiversity net gain just with landscaping and bat/bird/hedgehog nesting facilities. We would look for existing trees to be replaced on a 2:1 basis to achieve a net gain and the proposal does not demonstrate this. Please also note that BENDP policy ES15 requires evidence that a 10% net gain in biodiversity is demonstrated through the use of the Defra approved biodiversity metric. The BENDP is the most recent plan and as per s38(5) of the Planning and Compulsory Purchase Act 2004, it takes precedence where there is a difference against the ALP.

The development will result in unnecessary and undue harm to protected trees, the removal of several other trees without proper justification and resulting harm to landscape character and is contrary to Arun Local Plan policies LAN DM1 & ENV DM4, Barnham & Eastergate Neighbourhood Development Plan policy ES10, the Councils Design Guide and Open Space SPD and the NPPF.

As per Tree Officer comments.

We acknowledge our HLS situation but overall given the small scale of the development and associated benefits, the impacts/harm outweigh the benefits. I could certainly support one new dwelling on the frontage but would be reluctant to support additional houses behind.

Kind Regards

Simon J Davis MRTPI
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From: Susan Leeson [REDACTED]
Sent: 18 July 2022 09:36
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: BN/68/22/PL

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Hi Simon

Please can we withdraw the application with a view to addressing the issues that you have raised.

Many thanks
Sue

Susan Leeson BSc MPhil
Director of Planning



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www.ss-p.co.uk

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 15 July 2022 16:15
To: Susan Leeson [REDACTED]
Subject: BN/68/22/PL

Dear Sue,

I am sorry to report that I am recommending that this application be refused on grounds of countryside development, harm to character, loss of high grade agricultural land, harm to trees (note attached comments rec'd today) and insufficient biodiversity net gain.

Dan will review the report on Monday so if you wish to withdraw, then can you let me know by 12 midday, otherwise I will ask him to sign the decision off.

Kind Regards

Simon J Davis MRTPI
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