

**From:** Amanda Scholes on behalf of Planning.Responses  
**Sent:** 25 February 2020 13:10  
**To:** Planning Scanning  
**Subject:** FW: 30, Devonshire Road, PO21 2SY (BR/283/19/OUT)

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF



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Save the environment - think before you print.

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**From:** James Cross [REDACTED]  
**Sent:** 25 February 2020 12:44  
**To:** Planning.Responses [REDACTED]  
**Subject:** FW: 30, Devonshire Road, PO21 2SY (BR/283/19/OUT)

Hi Planning Responses,

[REDACTED]

Kindest regards,

**James Cross** Bsc (Hons) MSc Lcgi TP. MRTPI  
*Senior Planning Officer (Agency)*  
Arun District Council, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]



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**From:** Henry Stamp [REDACTED]  
**Sent:** 25 February 2020 12:36

**To:** James Cross <[REDACTED]>  
**Subject:** Re: 30, Devonshire Road, PO21 2SY (BR/283/19/OUT)

Hi James,

I've just picked up your message, which was a bit of a surprise!

Thank you for putting forward the case. Also for advising me of the views you relayed clearly.

I would like to take some time to have a good think about this.  
In the meantime I'd appreciate it if the application were not determined; particularly as I have already offered an extension of time until 15/3/19 (in reply to one of your earlier e-mails).

At the moment I'm tied up with something else.  
Once I've started to think clearly, I'll probably come back to you.

Sincerely,  
Henry

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**From:** James Cross <[REDACTED]>  
**Sent:** 25 February 2020 11:22  
**To:** Henry Stam <[REDACTED]>  
**Subject:** RE: 30, Devonshire Road, PO21 2SY (BR/283/19/OUT)

Hi Henry,

The application has been passed up the chain of management and assessed for suitability for sign off. As you will know, it is the responsibility of Officers to put an applicant's best foot forward with the intention of achieving a positive determination. However, following further scrutiny it has been found there are two principal issues with the development proposals. These are set out in full below for your understanding:

- 1. The form capable of achieving acceptable internal space standards would result in the erosion of the established urban grain which would result in a building with a discordant massing and uncharacteristic scale which would be at odds with the prevailing character of the area; contrary to Policies D SP1, D DM1 and D DM4 of the Arun Local Plan and paragraphs 127 and 130 of the National Planning Policy Framework (2019).*
- 2. The submitted red line would result in a loss of parking provision for the existing apartments on the site which would result in cumulative impacts upon parking provision for the existing occupants and would fail to provide safe and sufficient access for the transport demands created; contrary to Policy T SP1 of the Arun Local Plan and paragraph 108 and 109 of the National Planning Policy Framework (2019).*

My report details in full how the LPA have considered the application against paragraph 11(d)(ii) of the 2019 Framework; in the context of the Council's inability to demonstrate a sufficient 5 year Housing Land Supply. However, the above two matters have been considered so significant and demonstrable that when applying the balancing act of para 11(d)(ii), planning permission is unable to be approved.

I trust this email clearly sets out the Council's formal position on this matter and please accept my apologies for being unable to resolve this matter to the satisfaction of all parties.

Kindest regards,

**James Cross** Bsc (Hons) MSc Lcgi TP. MRTPI  
*Senior Planning Officer (Agency)*  
Arun District Council, Maltravers Road, Littlehampton, BN17 5LF

