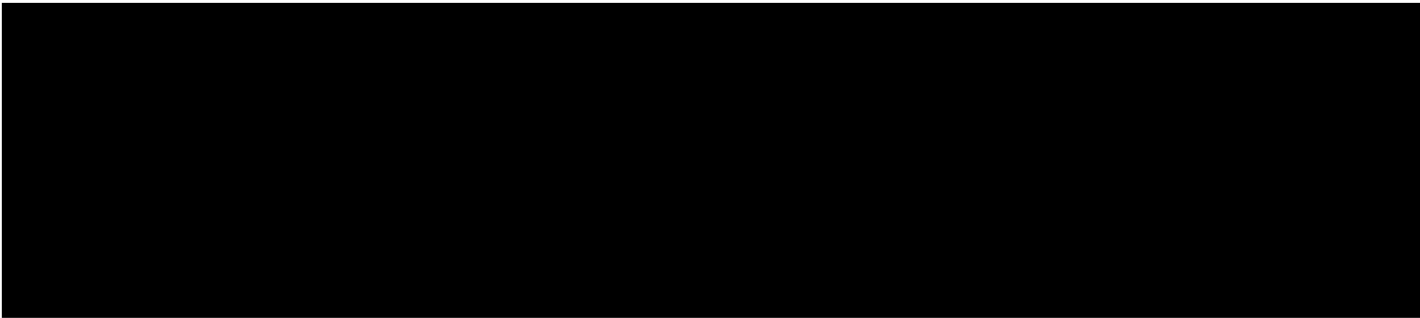




From: Michael Eastham
Sent: 04 September 2018 13:07
To: Planning.Responses
Subject: FW: CM/13/18/OUT - Land west of Church Lane & south of Horsemere Green Lane, Climping, West Sussex, BN17 5RY

Please upload the representation below onto Ocella for CM/13/18/OUT.

Thanks,

Michael

From: [REDACTED]
Sent: 04 September 2018 12:13
To: Neil Crowther; Michael Eastham
[REDACTED]
Subject: FW: CM/13/18/OUT - Land west of Church Lane & south of Horsemere Green Lane, Climping, West Sussex, BN17 5RY

Dear Michael

Please place the email exchange below and this e mail on the file for CM/13/18 OUT.

I note that this application has now been under consideration by ADC for some 5 months and that the last extension of time agreed with the applicants expires on 7 September 2018 with the suggestion being that the application was to be determined at the DCC on 5 September 2018 but it is not on the agenda for that meeting and the next meeting is not until 3 October 2018.

In my view any decision to grant permission in respect of the application would be premature at this time pending the outcome of the following work:

- The making (or otherwise) of the Ford Neighbourhood Development Plan in accordance with the recommendations of the Examining Inspector
- The receipt and consideration of an application for the implementation of Strategic Allocation Ford SD 8
- A review of the NPPF 2018 and the implications of the revised Presumption in favour of sustainable development at paragraph 11 and the Achieving sustainable development, Plan-making, Decision-making, Delivering a sufficient supply of homes, Promoting sustainable transport and Annex 1: Implementation sections for the ADLP 2018 and its housing strategy
- The Council's annual monitoring process with regard to housing delivery, emerging Neighbourhood Plans or reviews of made Neighbourhood Plans and the non-strategic sites allocations DPD processes set out in ADLP 2018 Policy H SP1 The Housing Requirement and its supporting text
- The production/adoption of a Community Infrastructure Levy (CIL) Charging Schedule as proposed in the Local Development Scheme

- * Such reviews and processes might reveal an increase or decrease in the district wide requirement figure and determine the need or otherwise for the Strategic Allocation SD10, its phasing and infrastructure requirements and/or could trigger the need for a review or partial review of the ADLP sooner than the statutory 5 year review date.

However if the Council does wish to determine the application in advance of this work my view would be that the application should be refused for the following reasons relating to the principle of what is proposed:

1. The applicants have failed to demonstrate that the proposed development can be undertaken alone and/or in conjunction with other proposed development in accordance with the requirements of Policies SD SP1a Strategic Approach, GI SP1 Green Infrastructure and development, H SP2 Strategic Site Allocations and H SP2c Inland Arun Yapton Climping SD10
2. The applicant has failed to demonstrate that the proposed development will alone and/or in combination with other proposed development provide for the relevant infrastructure requirements for the SD10 allocation as specified in Arun District Local Plan 2018 Policies INF 1, INF 2 and the associated Infrastructure Delivery Plan.
3. The development as proposed is not in accordance with material development plan policies and there are no material considerations that indicate the decision should be taken otherwise than in accordance with those policies.

As you are aware a decision to refuse the application for these reasons could be made by Officers acting under delegated powers.

Please bring my concerns and comments to the attention of the DCC if Officers do choose to recommend the application for approval.

Thank you
Paul Collins BA (Hons) DipTP

From: [REDACTED]
Sent: Tuesday, September 4, 2018 8:18 AM

Subject: RE: Undetermined Planning Appeal 3187601 - Land west of Church Lane & south of Horsemere Green Lane, Climping, West Sussex, BN17 5RY

Mr Collins

Thank you for your message which we will discuss with the Inspector. A response will be sent as soon as possible.

Kind Regards

Mark Boulton
Inquiries and Major Casework Manager
The Planning Inspectorate
Room 3/J Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

[REDACTED]

This communication does not constitute legal advice

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From: [REDACTED]

Sent: 03 September 2018 12:23

To: Boulton, Mark; Salter, Tim
[REDACTED]

Subject: Undetermined Planning Appeal 3187601 - Land west of Church Lane & south of Horsemere Green Lane, Climping, West Sussex, BN17 5RY

Importance: High

Dear Mr Boulton

I note that this appeal was heard at a 3 day Inquiry starting 10 July 2018 but no decision has yet been issued. I was not party to the appeal and did not make third party representations whilst the appeal was in progress. However, I am interested in the outcome of the appeal (which will be the first relating to a major development in Arun District since the Arun District Local Plan 2018 was adopted and the publication of the NPPF 2018) and it is, therefore, a matter of some concern to me that none of the parties to the appeal or those who did make representations appear to have alerted the Inspector to a number of changes in material circumstances since the closure of the Inquiry and their implications for the Inspector's decision. These are as follows:

- The adoption of the Arun District Local Plan 2018 on 18 July 2018 with particular regard to Policies SD SP1 Sustainable development, SD SP1a Strategic Approach, SD SP2 Built-up Area Boundary, C SP1 Countryside, GI SP1 Green Infrastructure and development, H SP1 The Housing Requirement, H SP2 Strategic Site Allocations, Policy H SP2c Inland Arun Climping (SD10), INF 1, INF2 and the related Infrastructure delivery Plan (PEDP5 ARUN ICSDP Phase 2 Infrastructure Delivery and Phasing Plan dated February 2017). This now forms part of the development plan for the purposes of Section 38 (6) of the Act and the adopted policies cited are all materially different from those that were emerging when the parties' evidence to this appeal was presented so that the merits of the appeal proposals against same have not been assessed.
- The publication of the NPPF 2018 on 24 July 2018 and the implications of the revised Presumption in favour of sustainable development at paragraph 11 and the Achieving sustainable development, Plan-making, Decision-making, Delivering a sufficient supply of homes, Promoting sustainable transport and Annex 1: Implementation sections on the relevant adopted ADLP Policies and the merits of the appeal proposals
- The consideration and determination of the following Planning applications by ADC CM/24/18/PL, CM/16/18/PL, CM/10/18/OUT, CM/13/18/OUT, Y/91/17/OUT and Y/92/17 OUT and their cumulative implications for the Transport evidence and proposals presented by the parties in respect of the A259 junctions.

My concern is that the Inspector may not be in a position to make a lawful decision on this appeal unless and or until he has received further evidence from the parties on these material considerations either in writing and/or by way of a reopened Inquiry.

Regards
Paul Collins

Paul Collins BA (Hons) DipTP
[REDACTED]

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