

[REDACTED]

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**From:** Karl Roberts <Karl.Roberts@arun.gov.uk>

**Sent:** 14 June 2021 08:27

**To:** paul collins [REDACTED]

**Cc:** Neil Crowther <Neil.Crowther@arun.gov.uk>; Anita Gardner <Anita.Gardner@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

**Subject:** RE: F/1/21 PL- Land to the North of The Towpath, South and East of Church Farm Ford

Dear Mr Collins,

Thank you for your email and apologies that the original email was not responded to.

In terms of the points you raise the rationale for the decision is set out in the officers report which is available to view on the Council's website. I have nothing I can usually add.

Regards

Karl Roberts

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**From:** paul collins [REDACTED]

**Sent:** 12 June 2021 11:38

**To:** Karl Roberts <Karl.Roberts@arun.gov.uk>; Neil Crowther <Neil.Crowther@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>; Anita Gardner <Anita.Gardner@arun.gov.uk>; [REDACTED]

[REDACTED] Kevin Owen <Kevin.Owen@arun.gov.uk>

**Cc:** Cllr. Richard Bower [REDACTED] Cllr. Terence Chapman

[REDACTED]; Cllr. Shaun Gunner [REDACTED]; Cllr. Hugh Coster

[REDACTED] Cllr. Jacky Pendleton [REDACTED] Cllr. Terence Chapman

[REDACTED]; Cllr. Martin Lury [REDACTED] Cllr. Billy Blanchard-

Cooper [REDACTED]; Cllr. Richard Bower [REDACTED]; Cllr. John

Charles [REDACTED] Cllr. Hugh Coster [REDACTED]; Cllr. David Edwards

[REDACTED] Cllr. Steve Goodheart <[REDACTED]> Cllr. Paul Kelly

[REDACTED] Cllr. Will Tilbrook <[REDACTED]> Cllr. Tony Dixon

[REDACTED]; Cllr. Emily Seex [REDACTED] Cllr. June Hamilton

[REDACTED] Cllr. David Huntley <[REDACTED]>

[REDACTED]

**Subject:** RE: F/1/21 PL- Land to the North of The Towpath, South and East of Church Farm Ford

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Please can I have a reply to my e mail below

Paul Collins BA (Hons) DipTP

**From:** paul collins [REDACTED]  
**Sent:** Wednesday, May 26, 2021 5:28 PM  
**To:** 'Karl Roberts' <Karl.Roberts@arun.gov.uk>; 'Neil Crowther' <Neil.Crowther@arun.gov.uk>; 'Daniel Vick' <Daniel.Vick@arun.gov.uk>; 'Anita Gardner' <Anita.Gardner@arun.gov.uk>; 'clerk@fordwestsussex-pc.gov.uk' [REDACTED] 'Kevin Owen' <Kevin.Owen@arun.gov.uk>  
**Cc:** 'Cllr. Richard Bower' [REDACTED] 'Cllr. Terence Chapman' [REDACTED]; 'Cllr. Shaun Gunner' [REDACTED] 'Cllr. Hugh Coster' [REDACTED] 'Cllr. Terence Chapman' [REDACTED] 'Cllr. Martin Lury' [REDACTED] 'Cllr. Billy Blanchard-Cooper' [REDACTED] 'Cllr. Richard Bower' [REDACTED] 'Cllr. John Charles' [REDACTED]; 'Cllr. Hugh Coster' [REDACTED]; 'Cllr. David Edwards' [REDACTED] 'Cllr. Steve Goodheart' [REDACTED] 'Cllr. Paul Kelly' [REDACTED] 'Cllr. Will Tilbrook' [REDACTED] 'Cllr. Tony Dixon' [REDACTED] 'Cllr. Emily Seex' [REDACTED] 'Cllr. June Hamilton' [REDACTED]; 'Cllr. David Huntley' [REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** F/1/21 PL- Land to the North of The Towpath, South and East of Church Farm Ford  
**Importance:** High

Mr Roberts

Please see the attached decision notice and officers report in respect of a decision to refuse you have issued under delegated powers without any prior discussion with me as the applicant or indeed the landowner .

As you are or should be aware the officers report and the decision notice are seriously flawed and the refusal reasons issued are indefensible at appeal.

None of the relevant development plan policies cited in the report or the refusal reasons are up to date for the purposes of section 38 (6) of the act and the Presumption in favour of sustainable development at Framework Paragraph 11 (d) and its footnotes 6 and 7 are engaged but the application has been determined by officers without any reference to same even as a relevant material consideration.

If the PIF had been applied by Officers ( as required by S38 (6) of the act) this application should have been approved as the policies which are said to be most important for determining the application are out-of-date, the application of policies in the Framework that protect areas or assets of particular importance do not provide a clear reason for refusing the development proposed and there are no adverse impacts of doing so that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole and any other matters raised could of course (with my agreement) be addressed by way of suitably worded conditions.

Since what I say here is clearly spelt out in published officer reports relating to policy matters going back some way now and/or those published for the Planning Policy Committee currently scheduled for 1<sup>st</sup> June 2021 , the NPPF, related NPPG, well established case law and appeal decisions for sites throughout your district, I can only assume that the decision notice was issued in error (maybe a software error?) or as a result of ineptitude on the part of those that considered the application or the disingenuous/dishonest conscious act of those who signed it off as I can see no other explanation for such a ludicrous decision.

Frankly I do not care why such a ludicrous decision was issued as I can of course appeal that decision and make an application for my costs in having to do so and such an appeal can of course be made at any time within 6 months of the decision date but before embarking on such a course of action I thought I would give you and Mr Crowther( as the Officers ultimately responsible for same) an opportunity to reconsider the matter as part of your no doubt

sensible and reasonable established case management procedures and let me know whether or not you and/or your members feel that you would not wish to defend any such appeal and wish to invite a resubmission instead.

Please let me know what you do intend to do asap and certainly by no later than 10 days from the date of this e mail

Please also place this e mail and the attachments together with any response on the files for F/1/21 PL and F/4/20 PL

Thank you

**Paul Collins BA (Hons) DipTP**

A solid black rectangular box used to redact the signature of Paul Collins.