

From: Robin Reay [REDACTED]
Sent: 17 January 2018 17:35
To: Simon Davis
Subject: BONHAMS, HOE LANE, FLANSHAM, BOGNOR REGIS - OUTLINE PLANNING APPLICATION REF. Y/40/17/OUT

Simon,

In relation to the Bonhams application, can I assume that you have seen the very recent appeal decision for the site to the north of Yapton – land south of Ford lane, east of North End Rd (attached)?

The circumstances are directly comparable with the Bonhams site – both are close to the edge of a built-up area and both were considered deliverable in the Arun DC HELAA.

In particular the Inspector makes reference to the exceptional housing supply circumstances of Arun and says in paras 5 and 7 that:

“5. Since that decision, it is acknowledged by the Council that the housing land supply position within the district has materially worsened. It recognises that sites like the appeal site, identified in the Council’s Housing and Employment Land Availability Assessment as deliverable sites in sustainable settlements such as Yapton, are needed to provide urgently-required market and affordable housing.

7. The Secretary of State went on to accept that the Burndell Road proposal would conflict with paragraph 198 of the National Planning Policy Framework (the Framework). This states that where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted. However, like the Inspector, he considered the circumstances were not normal because of the severe housing shortage that existed in light of a substantially revised objectively assessed need.”

Surely this decision and the Inspector’s conclusions suggest that the Bonhams application should be approved given the continuing housing supply situation for Arun, the positive HELAA conclusion for the Bonhams site and the recent resolution of most objections to the current application?

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