

From: Simon Davis

Sent: 28 August 2020 17:52

To: Sarah Roberts - CAAD Ltd

Subject: RE: Y/70/20/OUT - Soils Policy

Dear Sarah,

Please be aware that I have discussed this application with the Group Head of Planning and he agrees with the view I expressed in the pre-application advice that this is not a sustainable site and that development in this location would be inappropriate and harmful to the character of the countryside. We accept that we cannot demonstrate a 5 year Housing Land Supply but our view on this application is that the NPPF presumption in favour of sustainable development would not apply as the harm outweighs any benefits.

There are other current issues with the application as I have already raised including the lack of a Heritage Statement as required by the NPPF, the need for a sequential test re future flooding and the awaited dormice and reptile surveys. There may be other issues that arise from consultation responses yet to be received. Speaking of which, I have received advice from Environmental Health (attached) and they set out the need for further information relating to air quality and the operation of the light industrial units.

If we were looking to recommend the application for approval then we might be agreeable to a short extension of time to allow the submission of the dormouse survey but as it is our current thinking to refuse it then my instruction is not to accept any extensions of time and to issue a decision before the expiry date. I should imagine I will be writing this up in late October if not before.

This does not prevent you from submitting the requested reports/etc for consideration but if there are any outstanding items when the report is written then these will be included as additional refusal reasons.

Thank you for the photos and the note about the temporary structures.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737674

E: simon.davis@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Sarah Roberts - CAAD Ltd [REDACTED]
Sent: 21 August 2020 16:31
To: Simon Davis <Simon.Davis@arun.gov.uk>
[REDACTED]
Subject: Re: Y/70/20/OUT - Soils Policy

Planning Photos.zip

Good Morning Simon,

Please find site photographs attached for your reference.

We can confirm the only temporary structures within the Light Industrial area are storage containers, which are visible in the attached photographs. If you decide to undertake a site visit we would be pleased to meet you down there and walk you over the site.

The Soils Resource Plan and further lab analysis would need to be undertaken by an external consultant, and therefore we cannot guarantee that this would be able to be done in time for determination in November.

Who will decide whether an Extension of Time is possible, for both soils and ecology? The HELAA states that the application was due to be submitted late 2019, and the policy team chased us on the submission July 2020 where we were informed 'The Arun District Council Authority Monitoring Report for the period 2018/19 shows delivery rates and housing trajectories for sites are not progressing as anticipated and consequently the District does not have a 5yr HLS or passed the 2019 Housing Delivery Test.'

Given the above, it seems as though the Application will more likely be positively determined sooner if an Extension of Time is agreed. This would seem preferable to having to be refused and then resubmitting, which will cause delay and additional cost to all parties involved. Surely the EoT approach would be in favour of enhanced performance management?

Kind Regards,

Sarah

On Thu, 20 Aug 2020 at 16:29, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Sarah,

Thank you for this. I note that the document refers to an amended site plan so as I assume this is to follow, I will wait for that and then have both items uploaded to the website in one go.

The policy is clear that the soil resource plan needs to be with us before any development is permitted. Whilst a condition has been used in other cases, this early on in the process, I would expect a plan to be submitted pre-determination.

Regarding the wildlife surveys, it is highly unlikely that we will be able to agree an Extension of Time to cover something that should have been in with us with the application. We may have done so in the past but ADC officers are now being directed to focus on performance management (i.e. doing things quicker) and are only using Extensions for short delays or to cover the drafting of legal agreements.

Kind Regards.