

[REDACTED]

From: Simon Davis
Sent: 27 November 2019 12:49
To: Gareth Giles [REDACTED]
Cc: 'Richard Dollamore' [REDACTED]
Subject: RE: Bonhams, Flansham - application Y/77/19/OUT

Dear Gareth,

I note your points. However, given that our HLS is only 4.7 (so almost 5), I do not consider that more weight should be given to the need to boost housing land supply over the harm to character. I acknowledge that the weighting exercise would be different if the HLS was at the level that you claim but we dispute the 2.9 figure and have set out why in the appeal statement which I will be sending to PINS shortly. I also do not consider that I can take account of any changes to layout or indications of how the development will likely be designed given that these are reserved matters.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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Save the environment - think before you print.

From: Gareth Giles [REDACTED]
Sent: 26 November 2019 17:41
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: 'Richard Dollamore' [REDACTED]
Subject: RE: Bonhams, Flansham - application Y/77/19/OUT

Hi Simon,

I just saw that email from 19th, apologies. I appreciate that you are waiting on the Heritage Officer and it's important not to jump-the-gun until we have their comments (expected 2nd December I see). But I would point out that this scheme is materially different to the previous scheme including a completely new layout with further, new evidence of responsiveness to the character of Flansham. On top of that, the new 5-year supply position is also a materially different consideration that was not available in the last application so I would not expect a Heritage objection to automatically signal a refusal with the planning balance. But let's see where we are when the Heritage Officer reports next week.

On the SI06, I take your point that it may be worthwhile waiting to see what the recommendation is.

On the EOT, it would be appreciated if you could check-in with us prior to the 6th December either way with your thoughts at the time as to whether it is committee or delegated etc.

Best wishes
Gareth

Gareth Giles MRTPI
WHALEBACK

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 26 November 2019 12:01
To: Gareth Giles | [REDACTED]
Cc: 'Richard Dollamore' [REDACTED]
Subject: RE: Bonhams, Flansham - application Y/77/19/OUT

Dear Gareth,

I replied by email on the regarding Ctte dates on the 19th November.

On the matter of the 106 for the new application, there will be a couple of changes to the previous agreement. Firstly, WSCC have specified a different project for the secondary education contribution (this time to be spent on "phase 1 of the new secondary school serving Arun"). Secondly, I had missed out the play area maintenance contribution (£1500 per annum x 16 years only if play area passed to ADC for adoption) from the previous agreement so that needs to go in.

I have not yet instructed our solicitor to start a new agreement and I would question whether this would be a good use of time and resources. The fact is that I expect our Conservation Officer to raise the same objection as before and therefore I will determine the application the same (except that I will acknowledge that we cannot demonstrate a 5 year HLS so the countryside issue will be determined differently). Therefore, I do not see any point in proceeding with a S106 instruction for a proposal that is likely to be refused and where there is an active appeal for the same thing.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Gareth Giles | Whaleback [REDACTED]
Sent: 26 November 2019 10:04
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: 'Richard Dollamore' [REDACTED]
Subject: RE: Bonhams, Flansham - application Y/77/19/OUT

Hi Simon,

Thanks for the various appeal documents over the past week; I've been away on RTPI business but will come back to you on those shortly.

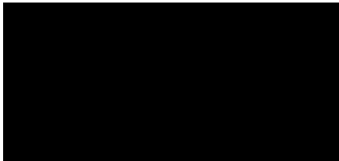
On the live application, could you confirm if the existing S106 (attached) suffices, or whether a new version is required?

Also, the application expiry date is 6th December so will we need to agree an EOT? This leads into the query about committee dates also.

If you have already answered any of these, apologies for the duplication – I am just catching up on correspondence.

Best wishes
Gareth

Gareth Giles MRTPI
WHALEBACK



From: Gareth Giles | Whaleback [REDACTED]
Sent: 12 November 2019 18:32
To: 'Simon Davis' <Simon.Davis@arun.gov.uk>
Cc: 'Richard Dollamore' [REDACTED]
Subject: RE: Bonhams, Flansham - application and appeal SoCG

Hi Simon

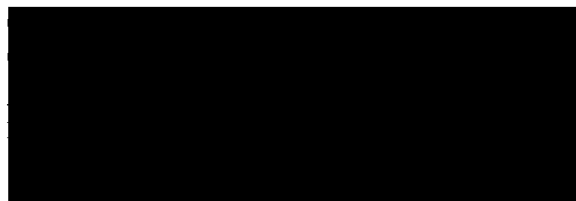
Thanks for your work on the Statement of Common Ground and Appendices. I've updated much of the text and added 'reply' to most of your comments to further progress. It would be useful if you could review this latest iteration. I've also changed the file name to include the numeric date to assist with version control.

I understand December committee has now been postponed.

What are the prospects of us making January committee? I assume although you will be deferring the December items to January, it does allow more time to draft our report. I am not suggesting jumping the queue I just think all apps should be brought to committee at the earliest opportunity so hope we can continue on that line. Always open to discussion on these points though.

Best wishes
Gareth

Gareth Giles MRTPI
WHALEBACK



From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 05 November 2019 10:45
To: Gareth Giles | Whaleback [REDACTED]
Cc: 'Richard Dollamore' [REDACTED]
Subject: RE: Bonhams, Flansham - application and appeal SoCG

Dear Gareth,

I am sorry but I am not jumping your application ahead of older cases. I am also hampered by the fact that we have two days of mandatory training this week which reduces the time I am able to spend time writing reports. Finally, you should note that there is the potential for there not to be a December Committee due to the timing of the general election.

I have reviewed your amended SoCG but I note that although you have amended it, it does not fully reflect the changes I requested in my response. Therefore, I cannot currently agree to the document.

Kind Regards

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From: Gareth Giles | Whaleback [REDACTED]
Sent: 04 November 2019 16:41
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: 'Richard Dollamore' [REDACTED]
Subject: RE: Bonhams, Flansham - application and appeal SoCG

Dear Simon,

Thanks for this update, and the correction to the SoCG. I've amended this and attach for your attention.

Could we please attempt to take this application to 4th December Planning Committee? With the Hearing on 15th January, it would make clear sense to try and secure permission for the scheme ahead of that date to allow us to Withdraw the appeal and save the resources of both sides. I appreciate you have not yet formulated a recommendation but either way it would make sense to place it before committee before the appeal.

Are there any outstanding consultation responses that you require?

Best wishes
Gareth

Gareth Giles MRTPI
WHALEBACK
[REDACTED]

From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 29 October 2019 10:18
To: Gareth Giles | Whaleback [REDACTED]
Cc: Richard Dollamore [REDACTED]
Subject: RE: Bonhams, Flansham - application and appeal SoCG

Dear Gareth,

I have had a quick browse of your draft SoCG but will have a proper look at it tomorrow on my WFH day. I did spot something immediate though in that you say that the application was recommended to Ctte for approval and you then list conditions that were recommended. However, we refused both applications under delegated powers so no conditions were ever prepared.

The earliest Meeting that I could take Y/77/19/OUT to would be the 4th December for which the Committee agenda closes on the 13th November. However, I have potentially 4 to take to that Meeting, 3 of which are majors and yours is the newest of the 4 so I cannot guarantee that I will make that Meeting. The next one would be the 8th January. Either way, it will not be possible to avoid agreeing the SoCG or writing our Statements.

Notwithstanding, I am not able yet to confirm what our recommendation will be.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Gareth Giles | Whaleback [REDACTED]
Sent: 28 October 2019 17:23
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Richard Dollamore [REDACTED]
Subject: Bonhams, Flansham - application and appeal SoCG

Hi Simon,

I hope you're well. We wanted to check-in with you about this site for both the application and appeal. We received your questionnaire pack from Caroline Pattenden today and see we have a 'Start Letter' deadline of 27th November to agree to the Statement of Common Ground. I attach a Word version of our submitted SoCG as well as Appendices schedule for your review and 'tracked changes' if required. Could we agree to some interim deadlines to work on this ahead of 27th?

In light of this, are you able to indicate when the live application may be presented to Committee? It would be useful to have a working-date so that we can focus on gaining approval for that and then withdrawing the appeal before too much abortive work and/or the Hearing is undertaken.

Best wishes
Gareth

Gareth Giles MRTPI
WHALEBACK
[REDACTED]