

[REDACTED]

From: [REDACTED]
Sent: 20 June 2024 18:04
To: 'Samantha Owen'
Cc: 'Angela Glass'; [REDACTED]
Subject: RE: Request for Extension to the Standard Consultation Period for Planning Application 55318/001 and 27000/005

Dear Samantha,

Thank you for your reply and for all your help. Regarding your statement, "Sorry I thought it was clear but Paragraph 11 does apply," I appreciate the clarification. Assumptions can often lead to misunderstandings, so I strive to avoid them as a matter of principle. 😊

In response to your comment, "However, I will not be uploading my response to the letter. The response was to you and responded directly to you raising a query," thank you for clearing that up for me. For complete transparency of the decisions only, I accept that unless notified otherwise, you, Samantha Owen (Case Officer), have decided to refuse the request. Thank you.

I have a few more follow-up questions:

1. Can you advise if you keep track of all queries raised in relation to each planning application? Is this information published anywhere? This question is also directly related to the two current applications.
2. Where in your process do you categorise all the documents and comments into material consideration categories? Do you produce a report on this?
3. How did you inform stakeholders that these two applications are being considered under Paragraph 11?

Thank you for your time and assistance.

Kind regards,
[REDACTED]

From: Samantha Owen [mailto:Samantha.Owen@easthants.gov.uk]

Sent: 20 June 2024 15:53
[REDACTED]

Cc: Angela Glass <Angela.Glass@easthants.gov.uk>

Subject: Re: Request for Extension to the Standard Consultation Period for Planning Application 55318/001 and 27000/005

Dear [REDACTED]

Sorry I thought it was clear but Paragraph 11 does apply.

I will upload your attachment of the 17th June 2024, however I will not be uploading my response to the letter. The response was to you and responded directly to you raising a query.

Responding to your second question I believe that we see the same list of documents as that shown on the planning portal

Kind regards

Samantha Owen MRTPI

Principal Planning Officer

Planning Services

East Hampshire District Council

Phone Number 01730 234115

My working pattern – Monday to Friday

If you have a query in respect of a current planning application that is not in response to a direct request from the Case Officer, please contact our dedicated Planning Information Officer, who will be able to assist you. Contact details are:

Phone Number: 01730 234080

Email: PlanningInfo@easthants.gov.uk



[REDACTED]
Sent: 20 June 2024 14:49

To: Samantha Owen <Samantha.Owen@easthants.gov.uk>; [REDACTED]

Cc: Angela Glass <Angela.Glass@easthants.gov.uk>; [REDACTED]

Subject: RE: Request for Extension to the Standard Consultation Period for Planning Application 55318/001 and 27000/005

Dear Samantha,

"Whilst the government relaxed the requirement for a 5 year HLS for those Authorities whose emerging Local Plan was at Regulation 18 stage (as EHDC's is) to the need to show a 4 year HLS only, there is still a need to increase in the longer term the HLS to ultimately a 5 year HLS position."

⇒ Does this mean that Paragraph 11 applies or not to the planning applications 55318/001 and 27000/005? The documents from Pegasus uploaded to your portal seem to suggest that it does.

I am sorry, just to avoid ambiguities, so your answer to my question is YES? Please confirm if possible.

If it is YES, then my answer to your question is YES too. Please upload to the EHDC Planning Portal my request sent to you on 17/06/2024 against both applications, along with your refusal to extend. Thank you.

Also, can you please let me know the answer to the second question:

“

May I ask, do developers/applicants submit their planning documentation categorised into material consideration groups? What I mean is, do you, as the case officer, see the same format (a flat list of files with no standard naming convention, etc.) that is visible on the planning application portal? Or is it organised differently?”

Kind Regards,

From: Samantha Owen [<mailto:Samantha.Owen@easthants.gov.uk>]

Sent: 20 June 2024 13:44

Cc: Angela Glass <Angela.Glass@easthants.gov.uk>

Subject: Fw: Request for Extension to the Standard Consultation Period for Planning Application 55318/001 and 27000/005

Dear [REDACTED]

As you are aware EHDC does not have a 4 year Housing Land Supply (HLS). Paragraph 11 of the NPPF advises that where an LPA does not have an up to date plan which includes having an insufficient HLS, then planning permission should be granted unless;

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed [7](#) ; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

This is what is known as the 'tilted balance' in that there is a presumption in granting permission unless it is considered that either criterion (i) and (ii) above apply.

Kind regards

Samantha Owen MRTPI
Principal Planning Officer

Planning Services

East Hampshire District Council

Phone Number 01730 234115

My working pattern – Monday to Friday

If you have a query in respect of a current planning application that is not in response to a direct request from the Case Officer, please contact our dedicated Planning Information Officer, who will be able to assist you. Contact details are:

Phone Number: 01730 234080

Email: PlanningInfo@easthants.gov.uk



[REDACTED]
Sent: 19 June 2024 16:30

To: Samantha Owen <Samantha.Owen@easthants.gov.uk>; EHDC - Planning Development Shared <planningdev@easthants.gov.uk>

Cc: Angela Glass <Angela.Glass@easthants.gov.uk>; [REDACTED]

Subject: RE: Request for Extension to the Standard Consultation Period for Planning Application 55318/001 and 27000/005

Dear Samantha,

Just a gentle reminder, I would really like to know EHDC's position regarding my query.

--

"Whilst the government relaxed the requirement for a 5 year HLS for those Authorities whose emerging Local Plan was at Regulation 18 stage (as EHDC's is) to the need to show a 4 year HLS only, there is still a need to increase in the longer term the HLS to ultimately a 5 year HLS position."

⇒ Does this mean that Paragraph 11 applies or not to the planning applications 55318/001 and 27000/005? The documents from Pegasus uploaded to your portal seem to suggest that it does.

--

PS:

May I ask, do developers/applicants submit their planning documentation categorised into material consideration groups? What I mean is, do you, as the case officer, see the same format (a flat list of files with no standard naming convention, etc.) that is visible on the planning application portal? Or is it organised differently?

Kind Regards,
[REDACTED]

[REDACTED]
Sent: 18 June 2024 16:33

To: 'Samantha Owen' <Samantha.Owen@easthants.gov.uk>; 'EHDC - Planning Development Shared' <planningdev@easthants.gov.uk>

Cc: 'Angela Glass' <Angela.Glass@easthants.gov.uk>; [REDACTED]

Subject: RE: Request for Extension to the Standard Consultation Period for Planning Application 55318/001 and 27000/005

Dear Samantha,

Of course, sorry for being unclear.

I meant Paragraph 11 of the NPPF, which establishes a presumption in favour of sustainable development.

Kind Regards,

[REDACTED]

--

[REDACTED]
Sent: 18 June 2024 16:33

To: 'Samantha Owen' <Samantha.Owen@easthants.gov.uk>; 'EHDC - Planning Development Shared' <planningdev@easthants.gov.uk>

Cc: 'Angela Glass' <Angela.Glass@easthants.gov.uk>; [REDACTED]

Subject: RE: Request for Extension to the Standard Consultation Period for Planning Application 55318/001 and 27000/005

Dear Samantha,

Of course, sorry for being unclear.

I meant Paragraph 11 of the NPPF, which establishes a presumption in favour of sustainable development.

Kind Regards,

[REDACTED]

From: Samantha Owen [<mailto:Samantha.Owen@easthants.gov.uk>]

Sent: 18 June 2024 15:33

[REDACTED] EHDC - Planning Development Shared <planningdev@easthants.gov.uk>

Cc: Angela Glass <Angela.Glass@easthants.gov.uk>; [REDACTED]

Subject: Re: Request for Extension to the Standard Consultation Period for Planning Application 55318/001 and 27000/005

Dear [REDACTED]

Apologies but I am unclear on your reference to Paragraph 11, could you please clarify?

Kind regards

Samantha Owen MRTPI
Principal Planning Officer

Planning Services
East Hampshire District Council
Phone Number 01730 234115
My working pattern – Monday to Friday

If you have a query in respect of a current planning application that is not in response to a direct request from the Case Officer, please contact our dedicated Planning Information Officer, who will be able to assist you. Contact details are:

Phone Number: 01730 234080
Email: PlanningInfo@easthants.gov.uk



Sent: 18 June 2024 15:24

To: Samantha Owen <Samantha.Owen@easthants.gov.uk>; EHDC - Planning Development Shared <planningdev@easthants.gov.uk>

Cc: Angela Glass <Angela.Glass@easthants.gov.uk>; [REDACTED]

Subject: RE: Request for Extension to the Standard Consultation Period for Planning Application 55318/001 and 27000/005

Dear Samantha,

Thank you for your response and your voicemail. I apologise for not finding the time to call you back; most days I am stuck on conference calls and need time in between to simply decompress my thoughts :).

Before I can answer your question, "Could you also clarify if you would like your email and attachment to be uploaded to the website under both applications?" I need confirmation on one major point:

You wrote:

"Whilst the government relaxed the requirement for a 5 year HLS for those Authorities whose emerging Local Plan was at Regulation 18 stage (as EHDC's is) to the need to show a 4 year HLS only, there is still a need to increase in the longer term the HLS to ultimately a 5 year HLS position."

⇒ Does this mean that Paragraph 11 applies or not to the planning applications 55318/001 and 27000/005? The documents from Pegasus uploaded to your portal seem to suggest that it does.

Thank you,

From: Samantha Owen [<mailto:Samantha.Owen@easthants.gov.uk>]

Sent: 18 June 2024 09:05

To: [REDACTED] EHDC - Planning Development Shared <planningdev@easthants.gov.uk>

Cc: Angela Glass <Angela.Glass@easthants.gov.uk>; [REDACTED]

Subject: Re: Request for Extension to the Standard Consultation Period for Planning Application 55318/001 and 27000/005

Dear [REDACTED]

I have read the attached document requesting an extension of time to the standard consultation period to allow for the HLS AMR to be produced. EHDC website clearly states that we have a HLS of 3.59 years and it is this figure current applications are considered against. The HLS will be calculated again later this year and it is likely that the AMR would not be published until the end of this year.

EHDC is satisfied that the HLS is below the required 4 years and as such these applications will continue to be determined with this knowledge and will not be held back until the AMR for 2024 is calculated at the end of the year. If the applications are still undecided when the HLS is re-calculated and this shows that the HLS is over 4 years then this would be taken into account in the decision making process. Whilst the government relaxed the requirement for a 5 year HLS for those Authorities whose emerging Local Plan was at Regulation 18 stage (as EHDC's is) to the need to show a 4 year HLS only, there is still a need to increase in the longer term the HLS to ultimately a 5 year HLS position.

I hope this makes sense and I am happy to discuss if that would help.

Could you also clarify if you would like your email and attachment to be uploaded to the website under both applications?

Kind regards

Samantha Owen MRTPI
Principal Planning Officer
Planning Services
East Hampshire District Council
Phone Number 01730 234115

My working pattern – Monday to Friday

If you have a query in respect of a current planning application that is not in response to a direct request from the Case Officer, please contact our dedicated Planning Information Officer, who will be able to assist you. Contact details are:

Phone Number: 01730 234080

Email: PlanningInfo@easthants.gov.uk



[REDACTED]
Sent: 17 June 2024 08:48

To: 'EHDC - Planning Development Shared' <planningdev@easthants.gov.uk>

Cc: 'Samantha Owen' <Samantha.Owen@easthants.gov.uk>; 'Angela Glass' <Angela.Glass@easthants.gov.uk>; [REDACTED]
[REDACTED]

Subject: Request for Extension to the Standard Consultation Period for Planning Application 55318/001 and 27000/005

Dear Samantha Owen,

I hope this email finds you well.

I am writing to formally request an extension to the standard consultation period for the planning applications referenced above (55318/001 and 27000/005). Please find my detailed request attached as a PDF file. For your convenience, I am including my personal details below:

--

Name: [REDACTED]
Address: [REDACTED]
Email Address: [REDACTED]
Phone Number: [REDACTED]

--

The attached document outlines the reasons for my request, primarily based on the unavailability of the most recent housing figures and the Authority Monitoring Report (AMR) 2024, which has not yet been made accessible to the public. Ensuring these documents are available before commencing the consultation period is crucial for informed and transparent decision-making.

I kindly request that the consultation period be extended starting from the date when the AMR 2024 and the updated figures are published, allowing all stakeholders to review the most recent data and provide meaningful feedback.

I appreciate your understanding and cooperation in this matter and look forward to your positive response.

Thank you for your attention to this request.

[REDACTED]