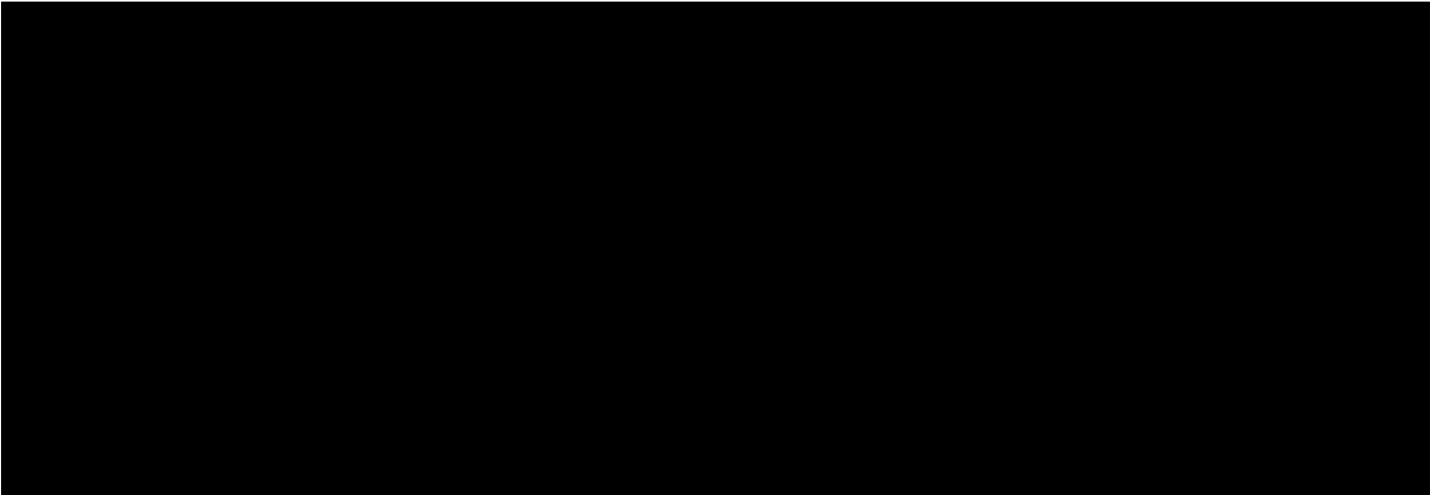


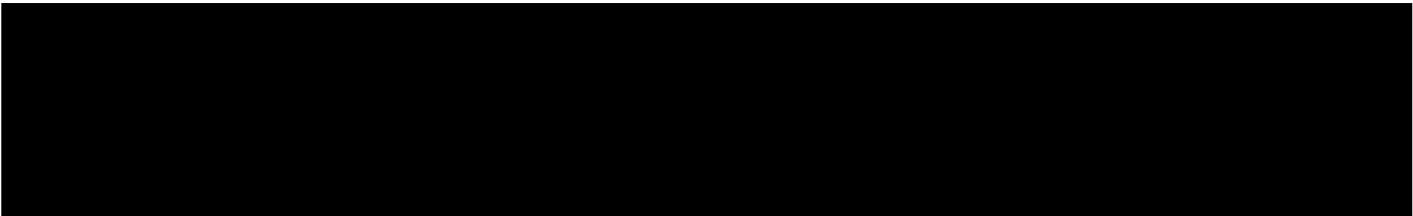



From: Amy Myer <Amy.Myer@arun.gov.uk>
Sent: 19 January 2021 18:20
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Claire Potts <Claire.Potts@arun.gov.uk>
Subject: FW: BE/148/20 OUT - Nursery Fields Land to the North of Chalcraft Lane West Bersted PO21 5TS

Please add the below email and attached to the case file online and label as 'Objection'

Thanks
Amy

From: paul collins [REDACTED]
Sent: 14 January 2021 16:20
To: Karl Roberts <Karl.Roberts@arun.gov.uk>; Neil Crowther <Neil.Crowther@arun.gov.uk>; Amy Myer <Amy.Myer@arun.gov.uk>



Subject: BE/148/20 OUT - Nursery Fields Land to the North of Chalcraft Lane West Bersted PO21 5TS

Dear All

I refer to the above application and for the avoidance of any doubt I confirm that I do not act for nor represent anyone except myself in this matter.

The application is submitted in outline with all matters except for access reserved so that it seeks outline planning permission to develop the site with up to up to 225 residential units and the associated infrastructure and open space specified in the application does not form part of the application and are not therefore before the Council for determination despite the raft of indicative but non-binding information submitted to the contrary by the applicant.

The application falls to be determined in accordance with the development plan unless material considerations indicate otherwise (see the relevant PPG here: <https://www.gov.uk/guidance/determining-a-planning-application#how-decisions-on-applications>)

The development plan including the Arun Local Plan 2018 (ALP) can be viewed here <https://www.arun.gov.uk/development-plan>

The site is located within the built up area where development will be permitted subject to consideration against other policies in the Local Plan (ALP Policy SD SP2) but also within an area designated as Green Infrastructure for the purposes of ALP Policy GI SP1 Green Infrastructure and development (see attached plan) and within ZONE B for the purposes of ALP Policy ENV DM2 Pagham Harbour.

As such it is my view that the development proposed should be supported by an Environmental Impact Assessment (see relevant PPG at <https://www.gov.uk/guidance/environmental-impact-assessment>) and that no decision (other than a refusal) should be made on the application until such time as an appropriate assessment has been undertaken by Arun District Council in accordance with the relevant legislation and guidance that can be viewed here <https://www.gov.uk/guidance/appropriate-assessment> .

Notwithstanding my opinion above the principle of developing this site with 225 dwellings in the manner proposed should be considered unacceptable as it would be in direct conflict with relevant development plan policies namely Policy H SP1 The Housing Requirement, Policy H SP2 Strategic Site Allocations and Policy H SP2a Greater Bognor Regis Urban Area SD3 West of Bersted Policy GI SP1 Green Infrastructure and development and ALP Policy ENV DM2 Pagham Harbour and there are no material considerations to indicate that a departure from the development plan is appropriate in this regard.

I also highlight that the access proposals which do form part of the application are in conflict with ALP Policies T SP1 Transport and Development and Policy T DM1 Sustainable Travel and Public Rights of Way

The applicant will no doubt claim that the presumption in favour of sustainable development at National Planning Policy Framework paragraph 11 (which can be viewed here <https://www.gov.uk/guidance/national-planning-policy-framework/2-achieving-sustainable-development>) does in some way override the demonstrable conflict with the development plan policies I cite but in this regard I highlight paragraph 12 of the NPPF 2019 which states:
The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Finally in this regard I understand that the Local Plan is under Review by Arun District Council and it is therefore appropriate to highlight the fact that prematurity is now another reason for refusing the application and I refer readers to the relevant PPG at Paragraph: 014 Reference ID: 21b-014-20190315 at <https://www.gov.uk/guidance/national-planning-policy-framework/4-decision-making#para48> and <https://www.gov.uk/guidance/determining-a-planning-application>

Given the clear and undeniable conflict with relevant development plan policies in this case as highlighted and the ground swell of local opposition to these proposals the contention that the presumption in favour of sustainable development should result in such a departure from the development plan should be put to the secretary of state by way the independent scrutiny that the appeal system and courts are there to provide.

I therefore urge Arun District Council to refuse the outline planning permission requested for the reasons stated.

I have circulated this e mail to all those identified so that full and proper consideration may be given to the matters and representations I raise and make and so that the elected ADC representatives may (legitimately and appropriately) urge Officers to refuse the application under delegated powers for the reasons state if they wish and without further ado.

However, having raised these matters and made these representations due to my professional interest in such matters, I do not propose to make any further comment and will leave ADC Officers and Members to do what is undeniably the right thing by the communities they represent.

Please place this e mail and attachments on the file and thank you for considering my representations

Paul Collins BA (Hons) DipTP



Bersted Parish Council Boundary

Green Infrastructure Network

Scale: 1:25,000 @ A4

Number of Parish: 712.7

Key:

Arun District Boundary



Parish Boundary



Surrounding Parishes



Rivers



Cycle Routes



Public Rights of Way



Footpaths



Bridleways



Biodiversity

Opportunity Area



Existing Open Space



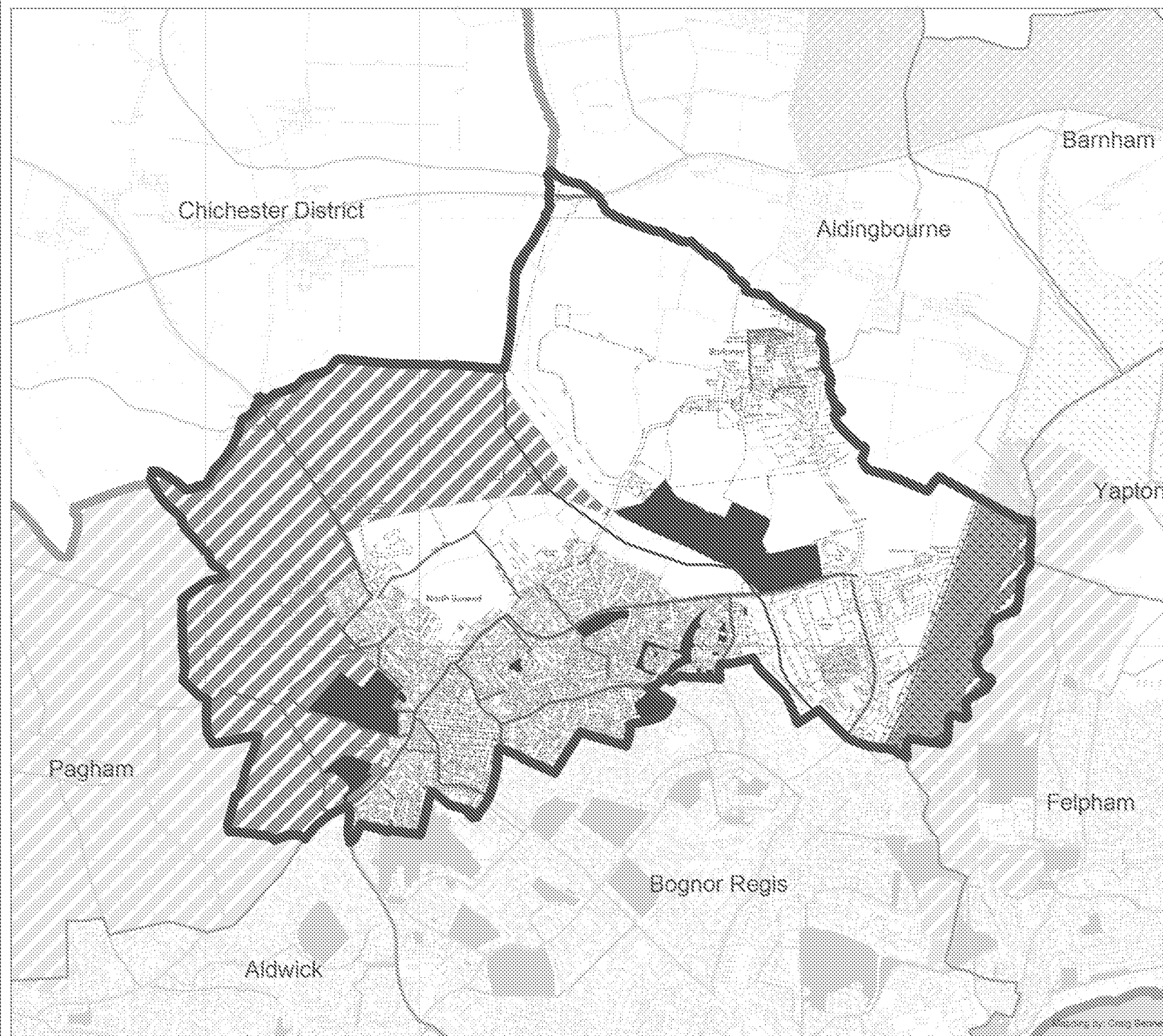
SIC - A



SIC - B



SIC - C



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