

From: Raymond Cole <Raymond.Cole@arun.gov.uk>
Sent: 29 April 2021 20:35
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: P/132/20/RES Land at Hook Lane

Please could you upload the following e-mail to the application folder P/132/20/RES, as requested by Mr Collins?

Thank you

Raymond Cole
Principal Planning Officer
Directorate of Place

T: 01903 737598
E: raymond.cole@arun.gov.uk

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



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From: paul collins [REDACTED]
Sent: 18 April 2021 14:38
To: Raymond Cole <Raymond.Cole@arun.gov.uk>
Cc: Karl Roberts <Karl.Roberts@arun.gov.uk>; Neil Crowther <Neil.Crowther@arun.gov.uk>; Cllr. Hugh Coster [REDACTED]; Cllr. Tony Dixon [REDACTED]; Cllr. June Hamilton [REDACTED]; [REDACTED]; [REDACTED]; Cllr. David Huntley [REDACTED]
Subject: RE: P/132/20/RES Land at Hook Lane

Dear Mr Cole

Thank you for your response.

Please also see the attached copy e mail and the undecided application I have made under Council ref: P/50/21/PL for the same site which is due a decision by 26 May 2021.

Please could you explain the reason why Officers have agreed an extension of time until 9 May 2021 and why the application could not in fact be refused under delegated powers by Officers as my e mail attached suggests/explains.

Please place this email and attachments and any response on the file.

Thank you

Paul Collins BA (Hons) DipTP

From: Raymond Cole [<mailto:Raymond.Cole@arun.gov.uk>]

Sent: Monday, April 12, 2021 7:08 PM

To: paul collins [REDACTED]

Subject: RE: P/132/20/RES Land at Hook Lane

Dear Mr Collins

An extension of the statutory period for determination of this application has been agreed until 9 May 2021.

Having made comments on the application, you will be informed in due course of the outcome or, if it is going to Committee, the arrangements for public speaking.

Regards

Raymond Cole
Principal Planning Officer
Directorate of Place

T: 01903 737598

E: raymond.cole@arun.gov.uk

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Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

From: paul collins <[REDACTED]>

Sent: 29 March 2021 13:26

To: Raymond Cole <Raymond.Cole@arun.gov.uk>

Cc: Karl Roberts <Karl.Roberts@arun.gov.uk>; Neil Crowther <Neil.Crowther@arun.gov.uk>

Subject: P/132/20/RES Land at Hook Lane

Dear Mr Cole

I note that this application has now been with ADC for over 3 months and that the statutory determination period expires on 9 April 2020. Please can you advise when the application will be determined by ADC?

Thank you

Paul Collins BA (Hons) DipTP



<http://www.arun.gov.uk>

DX 57406 Littlehampton

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paul collins

From: paul collins [REDACTED]
Sent: Wednesday, April 7, 2021 5:45 PM
To: 'raymond.cole@arun.gov.uk'; 'Karl Roberts'; 'Neil Crowther';
'planning.responses@arun.gov.uk'
Cc: 'Cllr. Hugh Coster'; 'Cllr. David Huntley'; 'Cllr. June Hamilton'; 'Cllr. Tony Dixon';
[REDACTED]
Subject: FW: P/132/20/RES - Land North of Hook Lane Pagham
Attachments: officers reports.pdf

Mr Cole

Please can you place this e mail and the others that follow on the file as being my representations regarding this application and ensure that they are properly reported to the DCC (in date order) if and when the application is presented for determination. As previously requested it would be helpful to know as to when Officers plan to present this application to the DCC as we all have diaries to plan.

Thank you

Paul Collins BA (Hons) DipTP MRTPI
[REDACTED]

From: paul collins [REDACTED]
Sent: Friday, March 19, 2021 3:57 PM
To: 'Karl Roberts' <Karl.Roberts@arun.gov.uk>; 'Neil Crowther' <Neil.Crowther@arun.gov.uk>; 'Raymond Cole' <Raymond.Cole@arun.gov.uk>
Cc: 'Cllr. Hugh Coster' [REDACTED]; 'Cllr. Tony Dixon' [REDACTED]; 'Cllr. David Huntley' [REDACTED]; 'Cllr. June Hamilton' [REDACTED]; 'Cllr. Martin Lury' [REDACTED]; 'Cllr. Gill Yeates' [REDACTED]; 'Cllr. Jamie Bennett' [REDACTED]; 'Cllr. Gill Yeates' [REDACTED]; 'Clerk (Aldwick Parish Council)' [REDACTED]
[REDACTED]
Subject: RE: P/132/20/RES - Land North of Hook Lane Pagham

Officers reports now attached

Paul Collins BA (Hons) DipTP
[REDACTED]

From: paul collins [REDACTED]
Sent: Friday, March 19, 2021 3:52 PM
To: 'Karl Roberts' <Karl.Roberts@arun.gov.uk>; 'Neil Crowther' <Neil.Crowther@arun.gov.uk>; 'Raymond Cole' <Raymond.Cole@arun.gov.uk>
Cc: 'Cllr. Hugh Coster' [REDACTED]; 'Cllr. Tony Dixon' [REDACTED]; 'Cllr. David Huntley' [REDACTED]; 'Cllr. June Hamilton' [REDACTED]; 'Cllr. Martin Lury' [REDACTED]; 'Cllr. Gill Yeates' [REDACTED]; 'Cllr. Jamie Bennett' [REDACTED]; 'Cllr. Gill Yeates' [REDACTED]; 'Clerk (Aldwick Parish Council)' [REDACTED]
[REDACTED]
Subject: P/132/20/RES - Land North of Hook Lane Pagham

Dear All

I refer to the outline planning permission granted for this site under reference P/30/19 OUT and its related S106 Agreement dated 2/9/19 and the attached officers reports and minutes of the DCC meeting on 7 August 2019 which decided to grant the OPP on the advice and recommendation of officers despite the serious concerns raised by the members at the time as recorded.

In particular members were assured by officers that all their concerns regarding off site highway impacts ,foul and surface water drainage and the recreational disturbance and water quality impacts on Pagham Harbour would be addressed by way of the mitigation measures that they outlined and recommended.

As the minutes record those voting **FOR** the officers recommendation were *Councillors Bower, Chapman, Chares, Clayden, Northeast, Mrs Pendleton and Mrs Stainton (7)*. Those voting **AGAINST** were *Councillors Bennett, Brooks, Mrs Catterson, Coster, Lury, and Mrs Yeates (6')* and there were no abstentions.

Since august 2019 the membership of the development control committee has now changed so that of those voting for the officers recommendation at the time only Councillors Bower, Charles and Pendleton remain members and of those voting against only Councillors Coster, Lury and Mrs Yeates remain members.

Other matters have also changed since August 2019.

The relevant ALP 2018 Housing Policies held by some members at that time to be up to date and capable of implementation on which this site relies have since proven to be out of date and not capable of implementation as adopted. Furthermore it is also now clear that even if the submitted reserved matters application is approved this site will not be delivering any housing for at least a further 2 years or more and that no more than 150 houses could in any case be occupied unless and until a whole raft of off and on site mitigation measures were in place.

Officers have confirmed that there is no master plan for the development of the Pagham Strategic Allocations endorsed by the Council as the out of date adopted policies require and it has since transpired that none of the mitigation packages recommended by Natural England, Sothern Water Services Ltd, Highways England and WSCC Highways in respect of off set off site highway impacts ,foul and surface water drainage and the recreational disturbance and water quality impacts on Pagham Harbour form part of any of their respective work programmes and/or approved schemes so that it remains very uncertain as to whether or not such measures will in fact be implemented and/or are capable of being implemented.

In this particular case the applicants intentions for the site have also changed as evidenced by the submission of P/132/20/RES. The applicant no longer intends to build up to 300 houses and is now committed to laying out the site with 300 houses meaning that the approved D1 uses of up to 4,000 sqm including a 2 form entry primary school could not be built on this site and there is no other site in Pagham where detailed planning permission for such uses exists.

In addition the Greenspace totalling 6.65ha within the development site, managed to provide recreational space for people and their dogs and the associated 25 year management plan as well as a detailed surface water drainage strategy addressing both flood risk and water quality necessary to offset impacts on Pagham Harbour do not form part of their current proposals and it remains unclear as to whether or not these elements can or will be produced if 300 houses are to be built as now proposed.

It is also noteworthy that the 80 bed care home approved does not form part of the current application and the identified site reserved for same is crossed by existing Foul sewers which SWS Ltd say should remain in situ and cannot be built over and that SWS Ltd are unable to say what Foul water network reinforcements are necessary so as to support the development of this site with 300 houses.

The Consultation responses on the file for P/132/20 RES from WSCC Highways, Highways England, ADC Greenspace, SWS Ltd and ADC Engineers are relevant in these regards.

Given the foregoing it is clear to me that this application can and should be refused by Officers under delegated powers for the following reasons:

1. The applicant has failed to demonstrate that the layout of this site with 300 houses can or will be achieved in a manner that accords with the Outline Planning permission granted under ADC Ref: P/30/19 OUT or in a manner that accords with ALP 2018 Policies HSP1, HSP 2 and HSP 2a and has also failed to demonstrate that are any material considerations (including the presumption in favour of sustainable development at NPPF Paragraph 11) to indicate a decision in accordance with the development plan.
- 2.
3. The proposed layout of the site with 300 houses is an over-intensive use of the site for housing and an unsatisfactory form of development resulting in significant and demonstrable harm to the rural character of this edge of settlement location in conflict with Arun Local Plan policies D SP1, D DM1, LAN DM1, the National Planning Policy Framework (2019) and the National and Arun Design Guides.

Paul Collins BA (Hons) DipTP

