

[REDACTED]

From: paul collins [REDACTED]
Sent: 15 December 2018 14:40
To: Karl Roberts; Neil Crowther; David Easton
Cc: Cllr. Gillian Brown; Cllr. Richard Bower; Cllr. John Charles; Cllr. Dawn Hall; Cllr. Ashvin Patel; Planning.Responses
Subject: P/140/16 OUT, P/134/16 OUT, P/6/17 OUT, P/25/17 OUT Pagham

Dear All

I act for Pagham Parish Council in this matter.

Further to my e mail of yesterday's date I now draw your attention to the consultation being undertaken by Chichester District Council set out in the e mail below.

As you are aware the Housing Requirement figure set out in the ADLP 2018 includes an allowance for housing required to meet unmet needs in Chichester district and the Strategic Allocations SD1 and SD2 were only inserted in the plan by way of modifications in 2017 on the basis that they were said to be required in order to demonstrate that the ADLP 2018 contained sufficient housing sites to meet the requirement for the current 5 year period up to 2023 and over the plan period up to 2031.

It is now clear from this Consultation by CDC that Chichester District Council intends to meet its Housing needs in full by way of additional housing allocations in amongst other places Selsey, Sidlesham, Oving and North Mundham (which abut or are located close to Pagham Harbour and through which traffic generated by the schemes in Pagham would travel) and elsewhere in their district by 2031 so that the delivery of ADC Strategic Allocations may no longer be required to meet the reduced housing requirement in your district that may result from their approach..

Furthermore, I note that ADC has also published its HELAA 2018 which identifies DELIVERABLE SITES (EXCLUDING NEIGHBOURHOOD PLAN, LOCAL PLAN ALLOCATIONS & COMMITMENTS) in various parts of the district which could deliver some 2654 dwellings over the next 5 years without the need for any of those proposed by way of SD1 and 2 and that the Council also intends to consult on a Non- Strategic Sites Allocation DPD early in the new year which is intended to allocate such sites elsewhere in the district and is currently consulting on its CIL Charging schedule.

These are all emerging plans that are material considerations that can carry weight in the determination of planning applications where relevant and you are aware that in its representations dated 27 September 2018 in respect of the subject Pagham applications, Pagham Parish Council highlighted their view that any consideration or determination of these applications by ADC was premature as the development proposed is so substantial and its cumulative effect so significant, that to grant permission would undermine ongoing plan making processes by predetermining decisions about the scale, location and phasing of new development throughout the district and in the adjoining Chichester District that are not only central to those plan making processes but should also be determined by those plan making processes and not by way of individual planning applications.

It is also relevant to note that the Habitat Regulation Assessments produced on behalf of ADC for each of the Pagham applications fail to assess the likelihood of significant effects, either alone or in combination with the developments proposed by CDC, in relation to disturbance of birds, supporting habitat and water pollution on the Pagham Harbour Ramsar/SPA and ADC has also failed to consider alternative sites for the housing proposed (including those in Chichester District) which would avoid the impacts as required by paragraph 175(a) NPPF.

Finally and also importantly, the applicants Cumulative Transport Assessment fails to assess how the traffic impact of their developments together with that generated by the emerging proposed allocations in Chichester District can be accommodated and/or mitigated in terms of the capacity and safety of the shared road network and identified local road and A27 junctions in Chichester District. As you know Chichester District Council, North Mundham Parish Council, Selsey Town Council, Oving Parish Council, Aldwick Parish Council, Bognor Regis Town Council and Pagham Parish Council as well as some 3000 local residents have all raised these concerns with Arun District Council.

In view of the foregoing material considerations and the Letter of Claim pursuant to Judicial Review Pre-Action Protocol (Annex A) in respect of P/140/16 OUT Pagham Parish Council requests that ADC agree to consent to judgment regarding P/140/16 OUT. Pagham Parish Council also invites officers to reconsider their recommendations in the light of such material considerations and consider presenting application P/134/16 OUT for reconsideration and applications P/25/17 OUT and P/6/17 OUT to the next available DCC for refusal on the following suggested grounds:

1. The development proposed is premature as it is so substantial and its cumulative effect so significant and the timescale for its delivery so uncertain, that to grant permission now would undermine ongoing plan making processes by predetermining decisions about alternative ways in which the scale, location and phasing of new development throughout the district and in the adjoining Chichester District can be delivered and such decisions should be plan led and not by way of individual planning applications
2. The applicant(s) has/have failed to demonstrate that the proposed development can be undertaken alone and/or in conjunction with other proposed development in accordance with the requirements of Policies SD SP1a Strategic Approach, GI SP1 Green Infrastructure and development, H SP2 Strategic Site Allocations and SP2a Greater Bognor Regis Urban Area (SD1 & SD2) in the Arun District Local Plan 2018.
3. The applicant(s) has/have failed to demonstrate that the proposed development can be undertaken alone and/or in combination with other proposed development in accordance with the requirements of Policy ENV DM2 Pagham Harbour in the Arun District Local Plan 2018.
4. The applicant(s) has/have failed to demonstrate that the proposed development will alone and/or in combination with other proposed development provide for the relevant infrastructure requirements for the SD1 and SD2 site specified in Arun District Local Plan 2018 Policies INF 1, INF 2 and the associated Infrastructure Delivery Plan and have not provided a CIL compliant S106 bilateral or unilateral undertaking.

Thank you for considering this e mail and I look forward to reading your Council's response to the letter of claim and my e mails by 18 December 2018 as requested.

Paul Collins BA (Hons) DipTP MRTPI



From: Hannah Chivers [REDACTED] on Behalf Of PlanningPolicy
Sent: Thursday, December 13, 2018 10:27 AM
To: PlanningPolicy [REDACTED]
Subject: Chichester Local Plan Review Preferred Approach Consultation - December 2018 to February 2019

Dear Consultee,

Chichester Local Plan Review Preferred Approach Consultation - December 2018 to February 2019

Chichester District Council is currently undertaking a public consultation on the Chichester Local Plan Review: Preferred Approach.

This is the second stage of consultation on the Chichester Local Plan Review. When complete, the new Local Plan will update and replace the existing Chichester Local Plan: Key Policies 2014-2029 and will provide the policy

framework for planning and development in the District outside the South Downs National Park in the period up to 2035.

The Chichester Local Plan Key Policies (2014-2029) was adopted in July 2015. The Inspector required the Council to complete a review within five years to aim to ensure that sufficient housing would be planned to meet the needs of the area. This work forms the Chichester Local Plan Review 2035.

The Government continues to give high priority to housing delivery and we are expected to take our share of new development. We need to have an up-to-date Plan that meets our housing needs. If not, it is likely we will be subject to speculative applications for new development which could lead to additional unplanned housing being imposed upon us.

The Local Plan Review will shape where new development will go for Chichester District excluding the area in the South Downs National Park, which has its own Local Plan. The Chichester area is a beautiful place to live, work and visit. We need to protect the environment but make sure that we create jobs, homes and facilities of the right type, in the right place and at the right time. Bringing investment into the area will help fund improvements to local roads, services, and facilities.

We have previously asked you about what should be included in the development strategy for the area, what locations may be suitable for development and what policies we may need to deliver the strategy. At this second stage of the consultation, we are asking for views on the proposed development locations and accompanying policies. We are also consulting on the Sustainability Appraisal and Strategic Environmental Assessment that has been produced alongside the Plan, to assess the environmental impact of the proposals.

Representations can be made on the Local Plan Review: Preferred Approach during the consultation period which begins on Thursday 13 December 2018 and ends at 11:59pm on Thursday 7 February 2019. **Only representations made during this time will be considered; late representations will not be accepted.**

You have been contacted because you previously indicated to the Council that you wish to be notified about planning policy consultation, including consultations on the Local Plan. You can view how we handle your information in line with the General Data Protection Regulations 2018 at

<http://www.chichester.gov.uk/dataprotectionandfreedomofinformation>. If for any reason you do not wish to be contacted again, please notify us using the contact details shown below.

How to make a representation

This email is accompanied by a copy of the Public Notice which sets out details of the consultation period, where the documents are available, and where exhibitions are taking place during the consultation period.

Responses to the Chichester Local Plan Preferred Approach should ideally be made using our online consultation portal at www.chichester.gov.uk/localplanreview. Alternatively, a copy of the representation form available on the website can be completed and sent by email to planningpolicy@chichester.gov.uk or by post, to the Planning Policy Team, Chichester District Council, East Pallant House, 1 East Pallant, Chichester, West Sussex, PO19 1TY.

Please note that we have moved to a new consultation software provider since our last consultation and this should make it easier for you to submit comments online. Whilst you may have already set up an account and these details will be moved over to the new system, you will still need to set up a new password on the log-in page.

All comments received during the consultation period will be publicly available and identifiable by name and organisation (where applicable). Any personal information provided will be processed by Chichester District Council in line with the General Data Protection Regulations 2018. More information is available at: <http://www.chichester.gov.uk/dataprotectionandfreedomofinformation>.

The Chichester Local Plan Review: Preferred Approach consultation is undertaken in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. All responses will be carefully considered to help develop a Publication version of the Local Plan Review document next year. There will then be further opportunities for everyone to 'have their say' and comment on the Council's revised proposals.

For more information, or if you need assistance accessing the documents, please contact the Planning Policy Team by email at planningpolicy@chichester.gov.uk, or telephone 01243 785166.

Yours faithfully,



Mike Allgrove
Planning Policy Manager

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