



17 December 2021

Our Ref: OJ/21.193

Neil Crowther Esq
Arun District Council
Civic Officers
1 Maltravers Rd
Littlehampton
BN17 5LF

Dear Mr Crowther

Land west of Pagham Road, Pagham
Outline Planning application for the Construction of up to 106 new homes, access onto Pagham Road, pedestrian and cycle links, areas of open space, new landscape planting and habitat creation and sustainable drainage.
Hallam Land Management Limited

I am writing on behalf of my client, Hallam Land Management Limited and herewith enclose an outline planning application for the development described above. A schedule of documents included in this application submission is outlined in **Appendix 1**.

The Application Site measures 4.91 hectares in size and is currently an agricultural field. It immediately adjoins the built-up area of Pagham and west of the Pagham North Strategic Site. Its characteristics are indivisible from that site, which now has planning permission for 300 new homes. Moreover, before its preparation was ceased, an earlier version of the Neighbourhood Plan identified the Application Site as a proposed site for new housing.

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan comprises the Arun District Local Plan which was adopted in 2018 and covers the period 2011-2031. The Application Site is not identified for housing development in the Local Plan and the proposed development would conflict as a matter of principle with Policies SD SP2 and C SP1. The proposed development would also be situated in the Gap between Settlements designation, but when considered objectively, the land concerned cannot be said to be integral to maintaining separation between Bognor and Chichester such that it precludes the proposed development.

The National Planning Policy Framework (NPPF) requires Local Planning Authorities to maintain a 5-year supply of housing land. That requirement is not met in Arun.

In this circumstance, the NPPF's "Presumption in Favour of Sustainable Development" is engaged in the consideration of applications for planning permission for new housing. This application therefore falls to be determined in the context of Para. 11 of the NPPF which states that:

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“For decision-taking, this means: where....the policies which are most important for determining the application are out of date, granting planning permission unless:

- (iii) The application of the policies in [the] Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- (iv) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in [the] Framework taken as a whole.”*

The benefits of the proposed development deliver a key policy objective of the NPPF by providing additional housing land in an area with a recognised shortfall; there are no Framework Policies that provide a clear reason for refusing planning permission and there are no adverse effects that significantly and demonstrably outweigh the benefits of delivering new homes.

Furthermore, the Application Site and the proposed development perform exceptionally well when assessed against the framework provided by the Council’s Interim Housing Statement; a mechanism employed to improve the supply of housing land.

For all the above reasons, we invite the Council to positively consider and favourably determine this outline planning application.

The application has been submitted via Planning Portal (ref:PP-10444644) and the appropriate fee of [REDACTED] has been paid by the applicant. We would be grateful if you confirm safe receipt.

Your sincerely,

[REDACTED]

Owen Jones MRTPI PIEMA
Director



Appendix 1: Application Documents

Document/Plan	Reference	Author
Application Form and Certificates	n/a	LRM Planning
CIL form	n/a	LRM Planning
Site Boundary Plan	P21-2766_05 Rev D	Pegasus Group
Illustrative Masterplan	P21-2766_03 Rev E	Pegasus Group
Proposed Access Arrangement	JNY10700-01 Rev D	RPS
Topographical Survey	210841 (3 sheets)	Interlocks Surveys
Planning Statement	December 2021	LRM Planning
Affordable Housing Statement	December 2021	LRM Planning
Planning Obligations Draft Heads of Terms	December 2021	LRM Planning
Statement of Community Involvement	December 2021	LRM Planning
Design & Access Statement (inc Sustainability Strategy)	December 2021 P21-2766_8 Rev B	Pegasus Group
Landscape and Visual Impact Assessment	December 2021 P21-2766_3	Pegasus Group
Transport Assessment	JNY10700-02a	RPS
Framework Residential Travel Plan	JNY10700-01a	RPS
Agricultural Land Classification and Soil Resources	November 2021	RAC
Geo-Environmental Phase 1 Desk Study	10821 DS01	Brookbanks
Flood Risk Assessment	10821 FRA01	Brookbanks
Noise Assessment	10821/NM	Brookbanks
Service Supply Statement	10821 SS01	Brookbanks
Historic Environment Desk-Based Assessment	October 2021	Orion
Arboricultural Assessment	December 2021	FPCR
Ecology Appraisal	December 2021	FPCR

