

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Kevin Owen <Kevin.Owen@arun.gov.uk>

Sent: 10 February 2022 19:00

To: Simon Davis <Simon.Davis@arun.gov.uk>

[REDACTED]

Subject: FW: Planning Consultation on: P/178/21/OUT

Hi Simon,

Just a few comments from policy (I understand Heritage comments are coming separately from Martyn).
The proposal will need to be considered against the following policies:-

- The proposed development is outside of the BUAB (Policy SP SD2) so contrary to the Development Plan e.g. Countryside (e.g. policy C SP1) and Policy LAN DM1 may be applicable;
- It is within the Bognor to Chichester Strategic Gap (SD SP3) – again contrary to Policy;

- The development would partly fall within the Biodiversity Opportunity Area – proposals would be expected to protect and enhance the natural environment and features (ENV SP1 and ENV DM4), and biodiversity on site (ENV DM3) to achieve a net gain in line with policy (ENV DM5) and the duties under the Environment Act 2021.
- The site is within Zone B of the Pagham Harbour policy and criteria that should be applied.
- Sustainable Travel policies to secure Active Travel through walking and cycling (Policies T SP1 and T DM1) and ensure connectivity and not compromise the Council's identified Active Travel routes and priorities – including Green Infrastructure GI SP1.

Charlie may be able to add any other comments briefly, on the implications of this location in terms of whether any European considerations.

K rgs

Kevin

Kevin Owen
Planning Policy & Conservation Team Leader

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To: **Planning Policy Team**



NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline Consent

Application No: P/178/21/OUT
Registered: 11th January 2022
Site Address: Land West of Pagham Road Pagham
Grid Reference: 489151 98966
Description of Works: Outline application with all matters reserved (except access) for the construction of up to 106 new homes, formation of access onto Pagham Road,

new pedestrian and cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works and infrastructure. This application is a Departure from the Development Plan and may affect the setting of a Listed Building.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 10th February 2022 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website

<https://www.arun.gov.uk/development-plan> as can information on what comments we can consider

<https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://app.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Mr S Davis

Planning Officer- Arun District Council

Telephone: 01903 737874

Email: Simon.Davis@arun.gov.uk

PLCONSULT (058) 2020