

From: Simon Davis
Sent: 03 February 2021 12:33
To: Planning Scanning
Subject: FW: Applications P/1/21PL and P/4/21PL Land at Sefter Road, Hook Lane and Pagham Road and Land at Summer Lane Pagham

Application Correspondence "Response from Agent re Description of Development 02/02/21"

Please add to both P/1/21PL and P/4/21PL

From: paul collins [REDACTED]
Sent: 02 February 2021 11:56
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: 'Parish Clerk (Pagham)' [REDACTED] Cllr. June Hamilton
[REDACTED] Cllr. David Huntley [REDACTED] 'Dawn Hall'
[REDACTED] Karl Roberts <Karl.Roberts@arun.gov.uk>; Neil Crowther
<Neil.Crowther@arun.gov.uk>; Raymond Cole <Raymond.Cole@arun.gov.uk>; Daniel Vick
<Daniel.Vick@arun.gov.uk>
Subject: RE: Applications P/1/21PL and P/4/21PL Land at Sefter Road, Hook Lane and Pagham Road and Land at Summer Lane Pagham

Dear Mr Davis/Cole

Thank you for your response.

You are (as I think you know) wrong on all accounts and I can only suggest that you actually read the following up to date Local Plan policies which support the proposals before asserting such matters on the basis of the out of date housing policies that you cite.

Policy SD SP2 Built-up Area Boundary, Policy C SP1 Countryside, Policy GI SP1 Green Infrastructure and development, Policy LAN DM1 Protection of landscape character, Policy SO DM1 Soils, Policy ECC SP1 Adapting to climate change, Policy HWB SP1 Health & Wellbeing, Policy OSR DM1 Open Space, sport & recreation, Policy OSR SP1 Allotments, Policy ENV SP1 Natural Environment, Policy ENV DM2 Pagham Harbour, Policy ENV DM3 Biodiversity Opportunity Areas, Policy ENV DM4 Protection of trees, Policy ENV DM5 Development and biodiversity, Policy W DM2 Flood risk and Policy QE SP1 Quality of the environment.

Your descriptions of Policies SD1 and SD2 Policy HSP2 a as allocating the sites for residential development are as ever ridiculously and worryingly simplistic as these policies also allocate the land for green infrastructure and open space. However, even if these out of date housing policies are considered to be the most important for determining these applications the presumption in favour of sustainable development (Paragraph 11 NPPF 2019) applies so that planning permission should be granted because **there are no** policies in the Framework that protect areas or assets of particular importance which provide a clear reason for refusing the development proposed and there are no adverse impacts of doing so that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

However as we all know you and all other officers circulated regularly and routinely ignore such realities in Pagham and we have no hope or expectation that these cases will be any different so please note that we will not be granting any of extensions of time in these cases (as none are required) and that we expect that officers will ensure that both applications are determined (refuse or approve) within their respective statutory determination periods and that if not appeals will be lodged at the earliest opportunity against any failure to do so and/or any refusal issued as appropriate.

Please place this e mail trail on both files and those current files referenced P/132/20 RES and P/97/20/PL,

Thank you

Paul Collins BA (Hons) DipTP

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]

Sent: Tuesday, February 2, 2021 10:30 AM

To: paul collins

Cc: 'Parish Clerk (Pagham)'; Cllr. June Hamilton

; Cllr. David Huntley; 'Dawn Hall'

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

<Neil.Crowther@arun.gov.uk>; Raymond Cole <Raymond.Cole@arun.gov.uk>; Daniel Vick

<Daniel.Vick@arun.gov.uk>

Subject: RE: Applications P/1/21PL and P/4/21PL Land at Sefter Road, Hook Lane and Pagham Road and Land at Summer Lane Pagham

Dear Mr Collins,

Thank you for your email which I am now responding to. Please note that I have agreed this response with Mr Cole so you can treat this email as from us both. Please see my comments below:

P/1/21/PL

Departure from the Development Plan – Your application is a departure because it seeks to change the use of land part of which is allocated for residential development (ref SD1 – policy H SP2a) in the adopted Local Plan.

Affects a Public Right of Way – we have included this because your application red edge includes part of Summer Lane which is a Public Right of Way (PRoW). I agree that your proposal does not physically affect the PRoW but the question is not whether there is a physical or harmful effect but whether the proposal affects it in some way.

P/4/21/PL

Departure from the Development Plan – Your application is a departure because it seeks to change the use of land which is allocated for residential development (ref SD2 – policy HSP2a) in the adopted Local Plan.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

T: 01903 737874

E: simon.davis@arun.gov.uk



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Sign up to our newsletter [here](#)



From: paul collins [REDACTED]

Sent: 27 January 2021 14:19

To: Simon Davis <Simon.Davis@arun.gov.uk>; Raymond Cole <Raymond.Cole@arun.gov.uk>; Neil Crowther <Neil.Crowther@arun.gov.uk>; Karl Roberts <Karl.Roberts@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: 'Parish Clerk (Pagham)' [REDACTED] Cllr. June Hamilton

[REDACTED] Cllr. David Huntley <[REDACTED]> 'Dawn Hall'

Subject: Applications P/1/21PL and P/4/21PL Land at Sefter Road, Hook Lane and Pagham Road and Land at Summer Lane Pagham

Gentlemen

I note that these applications have been advertised (without my consent) as *"Departures from the development Plan"* and that in the case of P/1/21/PL with the erroneous assertion that the proposal *"affects a Public Right of Way"*

I was advised at validation stage that if I had any concerns about the way that the Council has described the applications I should contact the case officers dealing with the applications so (for what I suspect it will be worth) I am now doing so.

Please can you both provide a list of those development plan policies with which the proposals are said to depart from as I cannot find any.

Please could you (Mr Davis) explain why the proposal under P/1/21 PL is said to affect a public right of way when (as the forms state) it is a change of use to open space being a use with no works or changes in the status of Summer Lane as a PROW being necessary or proposed.

If you could respond by return it would be helpful as the Parish Council (as a statutory consultee) are considering these applications at a meeting of their planning committee on 2 February 2021 and the inaccurate and incorrect descriptions used by ADC without my consent may I am sure erroneously affect their deliberations.

Please also place this e mail and any reply on both files.

Thank you

Paul Collins BA (Hons) DipTP

[REDACTED]