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Save the environment - think before you print.

**From:** Raymond Cole <Raymond.Cole@arun.gov.uk>  
**Sent:** 01 February 2021 12:07  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** FW: P/132/20 RES Hook Lane Pagham

Please could you upload the following e-mails to the application folder P/4/21/PL as correspondence from applicant?

Thank you

**Raymond Cole**  
Principal Planning Officer  
Directorate of Place

**T:** 01903 737598  
**E:** [raymond.cole@arun.gov.uk](mailto:raymond.cole@arun.gov.uk)



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**From:** paul collins [REDACTED]  
**Sent:** 27 January 2021 16:02

**To:** Raymond Cole <[Raymond.Cole@arun.gov.uk](mailto:Raymond.Cole@arun.gov.uk)>  
**Subject:** FW: P/132/20 RES Hook Lane Pagham

Ps Please also add this e mail to your file for P/4/21

Paul Collins BA (Hons) DipTP

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**From:** paul collins [REDACTED]  
**Sent:** Wednesday, January 27, 2021 3:46 PM  
**To:** 'raymond.cole@arun.gov.uk' <[raymond.cole@arun.gov.uk](mailto:raymond.cole@arun.gov.uk)>; 'Neil Crowther' <[Neil.Crowther@arun.gov.uk](mailto:Neil.Crowther@arun.gov.uk)>; 'Karl Roberts' <[Karl.Roberts@arun.gov.uk](mailto:Karl.Roberts@arun.gov.uk)>; 'Planning.Responses' <[Planning.Responses@arun.gov.uk](mailto:Planning.Responses@arun.gov.uk)>

[REDACTED]

**Subject:** P/132/20 RES Hook Lane Pagham

Dear All

I refer to my previous representations dated 11 and 13 January, the amended plans dated 25 January 2021 and advertised for comment on the same date and the consultation response dated 26 January 2021 from WSCC as the Highway Authority.

I confirm that the amended plans require no change to the representations I made by e mail on 11 and 13 January 2021 and the fact that WSCC Highways have been asked to comment and have commented only serves to reinforce same as follows.

The reserved matter of access is defined in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) as being “*access*”, in relation to reserved matters, means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network; where “*site*” means the site or part of the site in respect of which outline planning permission is granted or, as the case may be, in respect of which an application for such a permission has been made.

P/30/19 OUT was an outline planning permission that approved the access for the development of the site in the manner set out in that permission so that access was not a reserved matter and P/30/19 OUT is the only planning permission that exists for this site.

P/132/20 RES is an application for reserved matters pursuant to that OPP and it may only be made in respect of those matters that were reserved by the OPP and no other matter and it explicitly states that access does not form part of the application.

It therefore follows that if the applicants proposals for access have changed from that approved at Outline PP stage (and they clearly have see WSCC Consultation response)) and WSCC as the Highway Authority has concerns with regard to those changes (and they do) such changes and concerns may not be addressed by way of this reserved matters application and may only be addressed by way of a fresh application for planning permission to develop the site with access as it is now proposed.

For the benefit of others I confirm that this issue also adds weight to the case already made for ADC to consider the revocation of OPP P/30/19 OUT as it is yet another reason why the OPP cannot be lawfully implemented as approved.

No need for a reply ( not that I expect one) but please add this representation to the file for future reference if required.

**Paul Collins BA (Hons) DipTP**

