

[REDACTED]

From: paul collins [REDACTED]
Sent: 29 May 2021 15:36
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: P/50/21/PL - Land West of Hook Lane and South of Sefter Road Pagham

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Paul Collins BA (Hons) DipTP
[REDACTED]

From: paul collins [REDACTED]
Sent: Saturday, May 29, 2021 11:59 AM
To: 'raymond.cole@arun.gov.uk' <raymond.cole@arun.gov.uk>; 'Karl Roberts' <Karl.Roberts@arun.gov.uk>; 'Neil Crowther' <Neil.Crowther@arun.gov.uk>; 'Daniel Vick' <Daniel.Vick@arun.gov.uk>; 'Owen Jones'

[REDACTED]

Subject: P/50/21/PL - Land West of Hook Lane and South of Sefter Road Pagham

Dear Mr Cole/Crowther

I have noted that the statutory consultation period expired on 14 May 2021 and the belated and spurious representation that you have received from LRM Planning dated 24 May 2021.

I note that LRM Planning act for the site prompter Hallam Land who it is asserted have a 'legal interest' in the land. Hallam Land do not own the site and their only interest in the land (as I understand it based on land Registry documents) is that they have a purchased a site promotion option over the land (details unknown and unstated in the land registry documents) which requires them to secure a deliverable PP for the site with the least ore commencement conditions and S106 Obligations possible so as to maximise the potential land value for the site and then sell the site (on behalf of the landowners) to the highest bidding developer to build the development. Obviously if I am wrong in this regard Hallam Land and/or LRM Planning only have to share details of the Option with ADC and the community so as to demonstrate same and they have not to date done so despite requests made.

I also note that despite all the typically (given the long history) spurious advice to Mr Crowther provided in the LRM Planning letter from Mr Jones he does not actually state whether or not his client (Hallam Land Management and

not the landowners as his letter wrongly states at the end) does or does not object to the application or if so on what planning grounds they do so.

Given that what I propose in this application accords with all the most relevant development plan policies applicable to the use of land as open space as proposed and that all other policies alluded to by Mr Jones in his letter (relevant or not) are out of date, it cannot be disputed that the submitted application should be approved in accordance with the presumption in favour of sustainable development at Framework Paragraph 11 © and d). The development plan is not up to date, the use of the subject land for open space as proposed accords with the policies in the Framework that protect areas or assets of particular importance and these provide no clear reason for refusing the development proposed and there are no adverse impacts of a grant of planning permission that would significantly and demonstrably outweigh the benefits of doing so when assessed against the policies in the Framework taken as a whole.

I have no doubt at all that Hallam Land Ltd and LRM Planning on their behalf will disagree with this assessment but then they would wouldn't they as they are promoting a reserved matters application for the development of the site with 300 houses under P/132/21 RES contrary to out of date housing policies which should in fact be refused by ADC in accordance with the PIF.(see my separate representations on that file)

However and frankly I no longer care what ADC Officers decide to do with my lawfully submitted application (approve or refuse) particularly as they steadfastly refuse to even discuss what they intend with me as the applicant but whatever ADC Officers decide to do I do care that they do so within the statutory determination period which expires on 26 June 2021 as if I have to appeal I wish to be able to do so at the earliest opportunity so I would be grateful for your confirmation that Officers intend to do so .

Thank you

Paul Collins BA (Hons) DipTP

[Redacted signature block]