

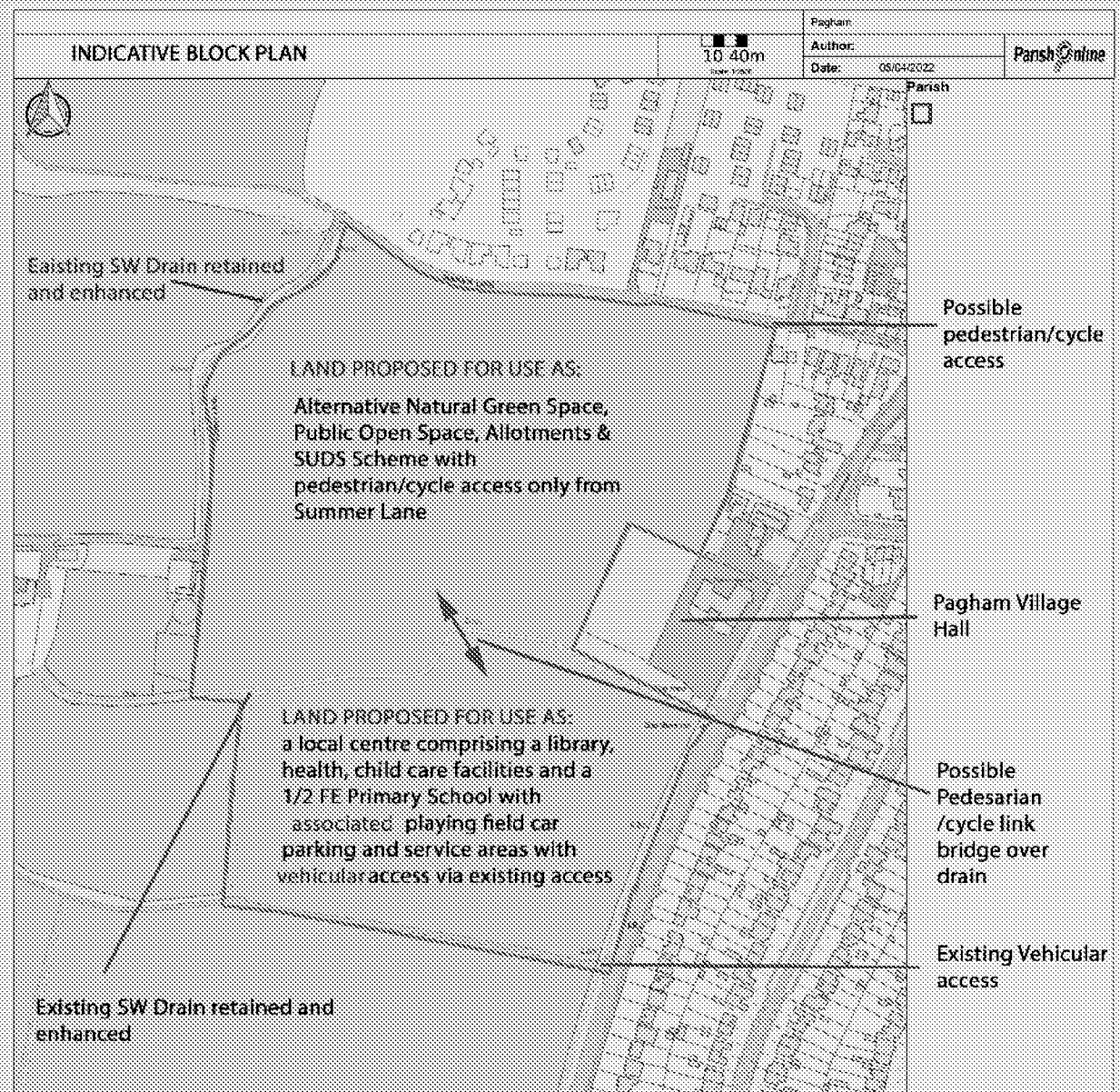
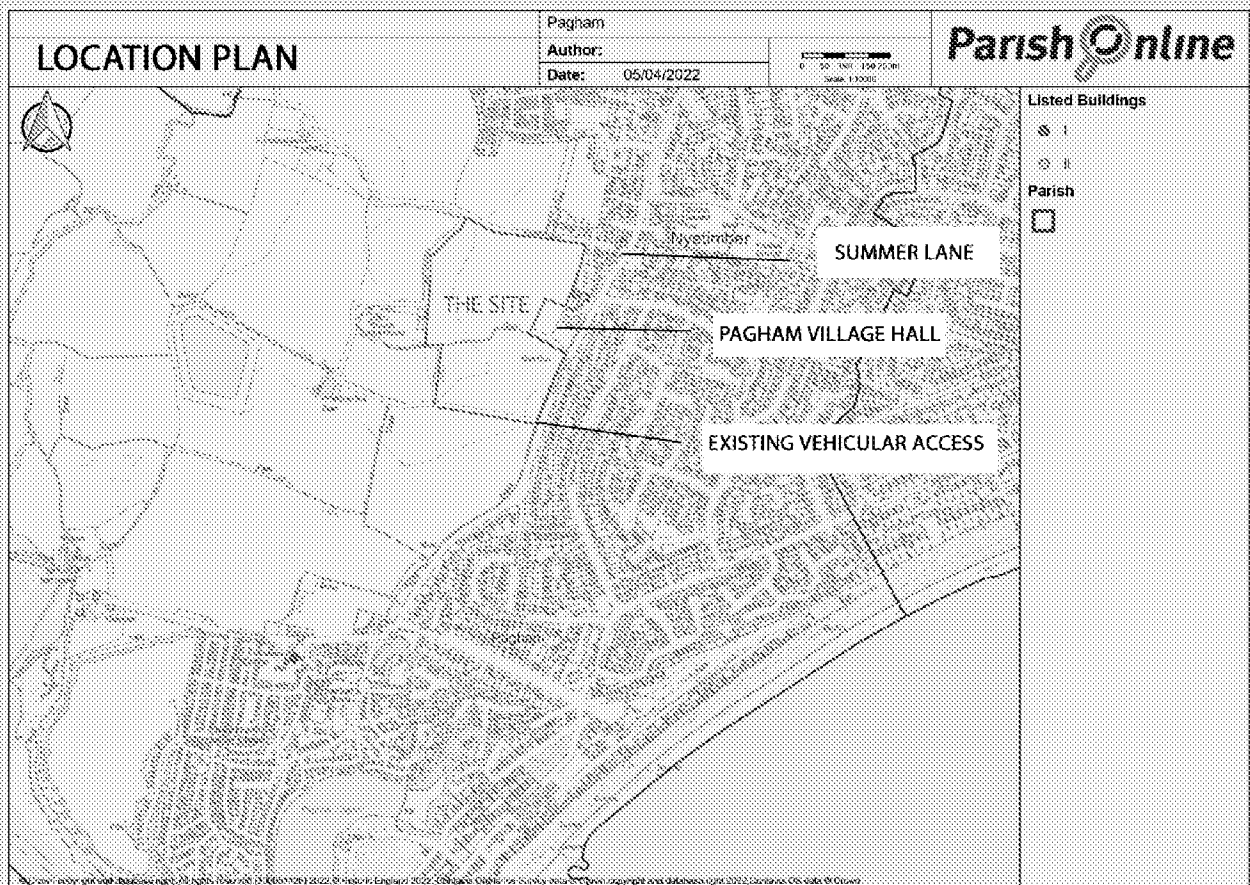
PLANNING STATEMENT



Change of use of 12.16 hectares of agricultural land to use for Alternative Natural Green Space, Public Open Space, Allotments & SUDS Scheme (7.48 hectares) and use for a local centre comprising a library, health, child care facilities and a 1/2 FE Primary School.

Land West of Pagham Road and South of Summer Lane Pagham

April 2022



THE APPLICATION

1. The application seeks the grant of a full planning permission for the principle of using the site for those uses specified in the submitted application forms, laid out and accessed in the manner indicatively shown on the submitted Indicative Block Plan.
2. It is anticipated that matters of detail and any associated operational development can and would be controlled by way of suitably worded conditions¹ on any planning permission granted in the event that the principle of using the land for the specified purposes is considered to be acceptable in planning terms by the LPA and the applicant would in due course welcome a discussion regarding such conditions with the appointed case officer following the closure of the statutory consultation and publicity period.
3. The application is considered to be valid as submitted and the statutory determination period is within 13 weeks of its submission date i.e. by 8 July 2022.

HOW THE APPLICATION MUST BE DETERMINED²

4. PPG Paragraph 006 Reference ID: 21b-006-20190315 '*How decisions on applications for planning permission must be made?*' states:

To the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (see section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 – these provisions also apply to appeals).

The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application or appeal. This includes the presumption in favour of development found at paragraph 14 of the Framework. If decision takers choose not to follow the National Planning Policy Framework, where it is a material consideration, clear and convincing reasons for doing so are needed.* This has been replaced by Paragraph 11 in the NPPF 2021*

Development Plan Policies

5. The only part of the development that is considered to be material in this case is the Arun Local Plan 2011 – 2031 adopted on 18 July 2018 and the proposals are considered to be in accordance with all policies of relevance from that plan.

¹ See relevant PPG under the heading Use of planning conditions @ <https://www.gov.uk/guidance/use-of-planning-conditions> and the extant Appendix A to the cancelled circular 11/1995

² See relevant PPG under the heading Determining a Planning Application @ <https://www.gov.uk/guidance/determining-a-planning-application>

6. Notwithstanding the accordance with relevant development plan policies it is relevant to note that ADC has, in any case, declared all such relevant policies as being out of date and has commenced a review and update of the policies with the commitment that this review/update will be completed in accordance with regulation 10A of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) by 2023³.

The Presumption in favour of sustainable development NPPF 2021

7. The proposals are considered to be a sustainable form of development as defined in paragraphs 7- 10 of the Framework and would if approved and implemented undoubtedly contribute to the achievement of sustainable development in Pagham and are in accordance with the presumption in favour of such sustainable development at paragraph 11 of the Framework. Paragraph 11 c and d read as follows:

For decision-taking this means:

(c) approving development proposals that accord with an up-to-date development plan without delay; or

(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date , granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed ; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

There are no policies in the framework which protect areas or assets of particular importance to this case and it is considered that there are no adverse impacts in this case that would significantly or demonstrably outweigh the benefits of delivering the sustainable development proposed.

Conclusions

8. Having regard to the foregoing ADC members and Officers are respectfully requested to act positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may be received and consider granting planning permission subject to suitably worded conditions without delay in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

³ ADC LDS 2020 – 2023 Published July 2020

<https://www.arun.gov.uk/download.cfm?doc=docm93iim4n16142.pdf&ver=16663>