

29 April 2026

REF: FRON2003

Planning Department  
Arun District Council  
The Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex  
BN17 5LF

Dear Sirs,

**re: Permission in Principle Application in relation to Land at the corner of Hook Lane and Pagham Road, Pagham**

On behalf of the applicant, Frontier Estates Ltd, I am pleased to submit a Permission in Principle application for between 1 and 6 dwellings on land at Hook Lane, Pagham.

In accordance with requirements set out at Article 5D of the Town and Country Planning (Permission in Principle) Order 2017 (as amended), the application comprises:

- Completed application forms;
- A plan identifying the land to which the application relates;
- This covering letter;

The requisite fee of £2,124 will be paid via BACS following submission and on confirmation of an appropriate reference (the fee is calculated on the basis of £531 for each 0.1 hectare).

**The Proposals and Application Type**

This application relates to stage 1 of the permission in principle process and seeks to establish that the application site is suitable in-principle for residential development of between 1 and 6 dwellings. A range is provided because the order states that the local planning authority must specify the minimum and maximum net number of dwellings which are permitted in principle.

**The Site**

The site comprises a 0.4 hectare, triangular parcel of land that is located at the corner of Pagham Road and Hook Lane. The site comprises undeveloped land that is bounded by established hedgerows along its southern and western boundaries and is open to the north and east. Two drainage pipelines bisect the site and the pipeline easements are considered with regards to layout and developable area.

The site forms the southernmost corner of a larger allocated site that is currently under construction with a care home immediately adjacent to the east and a 300-unit housing development beyond the boundaries of the site to the north.

**Planning History**

Outline planning permission was granted in September 2019 on the wider Hook Lane site for 300 homes and a care home of up to 80-beds (ref P/30/19/OUT). Subsequent reserved matters approvals were secured and as noted, construction on the housing and care home is well underway.



*Extract from approved Site Plan (by Vestar\* Architecture)*

The application parcel is located at the south-western apex of the wider site adjacent to the care home. An extract from the approved care home site plan is included above which shows the parcel located to the west of the care home.

The outline planning permission identifies the application site as open space albeit the main areas of open space for the development are located to the west and north of the housing development. A current application to provide details pertaining to the management of the open space for the wider site is currently under consideration (ref P/143/25/A00), this application does not include the land that is the subject of this application.

The applicant has undertaken discussions with the Local Authority over a number of years about the future use of the land. The latest advice received indicated that an alternative form of development may be acceptable on the site on the understanding that Natural England would be unlikely to raise concern about the loss of a small parcel of open space given the extent of open space provision on the wider site and the ability to make financial contributions to off-set any impact on Pagham Harbour SPA.

### **Policy Considerations**

The site is located within the built-up area of Pagham within an established and expanding residential area on a site that is allocated for residential development within the adopted Local Plan.

In addition, the Council cannot currently demonstrate a 5-year Housing Land Supply (3.23 years as of November 2025). This is a material consideration and triggers the presumption in favour of sustainable development.

### **Assessment**

As set out in National Planning Practise Guidance, the scope of a permission in principle is noted and is limited to:

- Location;
- Land Use; and
- Amount of development.

All other matters should be considered at the technical details consent stage.

### **Location/Land Use**

The site is located within the defined built-up area, on land allocated for residential development (Site SD2) in the adopted Arun District Local Plan (July 2018) and in an area characterised by residential development.

The principle of residential development of the site is therefore acceptable in principle.

In addition to the allocation of the site in the Local Plan, other site considerations include:

- Current Flood Zone 1;
- 1:1000 Surface Water Risk across centre of site and a small area at 1:100;
- Pagham Harbour Buffer Zone B (5km buffer);

### **Flood Risk**

The site lies within the Environment Agency defined Flood Zone 1 and it is not affected by predicted changes in flood risk due to climate change.

Any surface water flooding can be assessed as part of any subsequent technical details consent.

### **Wildlife Designations**

The site is located within 5km of Pagham Harbour SPA.

Given the scale of the site as well as the ability to mitigate any impacts through a financial contribution, it is considered that the proposals would not have a significant impact on the Harbour.

Furthermore, it is considered that the loss of approximately 0.4 hectares of open space associated with planning permissions on the wider site would not have a significant impact on the Harbour considering the remaining open space provision and the ability to make financial contributions to mitigate impact. That said, we would welcome the views of Natural England on this matter within the context of this application.

The layout allows for a 10m wildlife buffer along the western boundary and a 5m buffer along the southern boundaries of the site. This reflects the requirements of the original outline application on the wider site and subsequent discussions with the ecology team in relation to a pre-application for residential development on the site.

### **Amount of New Development**

The submitted layout plan indicates that 6 dwellings could be delivered on the site. The layout takes into account the need to provide a buffer to existing hedgerows and to respect the easement of a pipeline on the site.

Local Plan policies DSP1 and DDM1 require development to make the best possible use of land by reflecting or improving on the character of the site and its surrounding area. ANDP policy H3 states density should be appropriate to location. The Arun Design Guide suggests a density of 20-30 for detached/semi-detached houses in local service centres such as this. The proposed development would provide a density of 15dph which, whilst slightly lower, reflects the impact of the pipeline easements and the hedgerow buffers that reduce the overall developable area of the site. In any event, The Local Planning Authority would retain control over the final density at the Technical Details stage of the process.

### **Summary**

This Permission in Principle application represents an efficient use of land that is located sustainably within the built-up area and with a use that conforms with planning policy. The proposals would also contribute to housing land supply. All technical matters can be dealt with at a subsequent stage of the process

It is noted that the planning history for the site and the surrounding area is relatively complex and we would welcome further discussions in this regard if required.

We trust that the submission is in order and we look forward to receiving confirmation of the fee amount and the payment reference.

Yours Sincerely



Rachel Lamb  
Associate Director

