

DECISION NOTICE
Application Ref: P/60/26/PIP

1 To Addressee

Gillings Planning Ltd
Wessex Business Park
2 Wessex Way
Colden Common
Colden Common
SO21 1WP

2 Site Address

Land at corner of Hook Lane and Pagham Road
Pagham
PO21 3PB

3 Description of Development

Application for planning in principle for the erection of a minimum net gain of 1 No dwelling and a maximum net gain of 6 No dwellings.

4 In pursuance of their powers under the above Act and related Orders and Regulations the Arun District Council, as Local Planning Authority hereby confirm that the proposed permission in principle development **IS NOT PERMITTED** for the reasons stated below.

- 1 Residential development of 1-6 units in this location would be unacceptable because it would fail to have regard to the overall design code and masterplan of the Pagham North strategic allocation. This is due to the purpose the site will serve in providing open space for recreation, outlook for a care home and acting as a buffer on the Hook Lane and Pagham Road junction. It would therefore be contrary to Policy H SP2 of the Local Plan.
- 2 The applicant has failed to provide adequate evidence to demonstrate that the proposal would not result in a significantly adverse impact upon Pagham Harbour SPA contrary to Policy ENV DM2 of the Arun Local Plan.
- 3 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning

Authority is willing to provide pre-application advice in respect of any future application for a revised development.



Neil Crowther
Group Head of Planning

Case Officer: Simon Brooksbank

Decision Issued: **12th June 2026**

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

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission in principle for the proposed development, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals should be made on line via Appeal A Planning Decision <https://appeal-planning-decision.service.gov.uk/before-you-start> If someone does not have access to the internet and needs help completing the appeal digitally, they should contact the Planning Inspectorate customer service team on 0303 444 5000 who will provide details of the support options available.

Before making an appeal, you may find it useful to review guidance and watch a video explaining the appeals process at <https://www.gov.uk/government/collections/make-an-appeal-to-the-planning-inspectorate-and-associated-guidance>

The Secretary of State can allow a longer period for making an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in making an appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission in principle for the proposed development having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.