

From: Neil Crowther
Sent: 05 September 2018 15:34
To: Planning.Responses
Cc: Claire Potts
Subject: FW: Request for Housing applications in Arun District to be placed on hold and/or called-in for determination by the secretary of State
Importance: High

Please place this on the file for each of these applications.

From: paul collins [mailto:ppeplanner@bancroft.net]
Sent: 05 September 2018 15:29
To: npc@communities.gsi.gov.uk
Cc: 'Nicola Swann'; [redacted]
Roberts; Neil Crowther; Cllr. Richard Bower; Cllr. Stephen Haymes; Cllr. Derek Ambler; Cllr. John Charles; Cllr. Keith Ballard; Cllr. Christopher Hughes
Subject: Request for Housing applications in Arun District to be placed on hold and/or called-in for determination by the secretary of State
Importance: High

Dear NCPU

I write to draw your attention to the following major housing applications currently under consideration by Arun District Council:

P/140/16 OUT – Outline application for access only - mixed use development comprising of up to 400 dwellings, a care home with up to 70 beds, a Local Centre comprising up to 2000sqm of A1/A2/A3/D1/sui generis floorspace, provision of land for a 1FE primary school (with sufficient space to ensure that it is expandable to 2FE), provision of land for a scout hut, safeguarding of land to help link the site to the Pagham Harbour Cycle Route & other community uses including public open space & allotments with some matters reserved. This application is a Departure from the Development Plan

P/134/16 OUT - Outline application for the development of up to 280 dwellings (including affordable homes), land for a replacement scout hut, land for an Ambulance Community Response Post Facility and land for either a 1FE primary school or care home. Provision of a primary vehicular access from Sefter Road and demolition of No. 80 Rose Green Road and creation of a pedestrian and emergency only access. Provision of Public Open Spaces including associated children's play areas, landscaping, drainage and earthworks –Departure from the Development Plan. This application also falls within the parish of Aldwick

P/6/17 OUT - Outline application with some matters reserved for construction of up to 300 No. new homes, Care home of up to 80 No. beds, D1 uses of up to 4000sqm including a 2 form entry Primary School, formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application is a Departure from the development plan

P/25/17 OUT - Outline application for access only - Erection of up to 65 No. dwellings, access roads, landscaping, open space & associated works. This application is a Departure from the Development Plan

AL/15/17/PL - Hybrid Application 1) Full Planning Application for 101 No. dwellings with new access & associated works on 3.34 ha land; 2) Outline Planning Application with all matters reserved for 249 No. dwellings with access & associated works on 15.06 ha of land. This application affects the character & appearance of the Eastergate (Church Lane) Conservation Area, the setting of Listed Buildings, Public Rights of Way & is a Departure from the Development Plan.

Y/91/17 OUT - Outline application for the development of up to 250 residential dwellings (Class C3), vehicular access, public open space, ancillary works and associated infrastructure. Departure from the Development Plan

Y/92/17 OUT - Outline application with all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping. Departure from the Development Plan and Access route is within the Yapton (Main Road) Conservation Area.

CM/13/18/OUT - Outline application with some matters reserved for the erection of up to 300 dwellings and ancillary development comprising open space, a building within use class D1 of up to 875 square metres net, a building for A1 use having a floor area of up to 530 sq. metres net, together with open space and ancillary works, including access points, car parking and drainage arrangements, with appearance, landscaping, layout; and scale wholly reserved for subsequent approval. The access detail, showing the points of access to the development, and indicated on Bellamy Roberts drawings numbered 4724/013 and 4724/005 Rev A are access proposals to be determined at this stage of the application. For the avoidance of doubt all other access detail within the site is to be determined as a reserved matter at a later stage. Resubmission following CM/1/17/OUT. Departure from the Development Plan.

These currently undetermined applications are for sites lying on the outskirts of small settlements at Pagham/Aldwick, Westergate Aldingbourne, Yapton and Climping which are all located within relatively close proximity to each other in the western part of Arun District and are collectively seeking outline planning permission for some 2000 plus dwellings and it is understood that ADC currently intends to determine the applications at a committee meeting on 3 October 2018.

In my opinion as these applications were all conceived and submitted before the adoption of the Arun District Local Plan 2018 on 10 July 2018 and the NPPF 2018 on the 24 July 2018 they (individually/cumulatively and/or in combination with development already granted planning permission in this part of the district) may give rise to issues in conflict with same relating to :

- The efficacy and implementation of national policies in the NPPF 2018 on important matters such as achieving sustainable development, Plan-making (including Neighbourhood Planning) Decision-making (planning obligations and conditions), Delivering a sufficient supply of homes (including the calculation of housing requirements, the housing delivery test, small and medium housing site delivery, the maintenance of a 5 year land supply and affordable housing) , Promoting healthy and safe communities, Promoting sustainable transport, Making effective use of land, Achieving well-designed places, Meeting the challenge of climate change, flooding and coastal change, Conserving and enhancing the natural environment and Conserving and enhancing the historic environment
- significant long-term impacts on economic growth and meeting housing needs across a wider area than this single local authority in terms of Chichester District and the South Downs National Park Area in particular
- significant effects beyond their immediate individual Neighbourhood Plan Areas and localities and substantial cross-boundary impacts or national controversy with particular regard to the efficacy of Government policy in respect of housing requirements and Neighbourhood Planning and;
- significant architectural and urban design issues;

I understand that Arun District Council is in the process of reviewing the housing delivery aspects of its recently adopted Local Plan 2018 in the light of the NPPF 2018 and the soon to be published housing delivery test and is also committed to the preparation of further documents such as the Housing and Economic Land Availability Assessment and Brownfield Register 2018, the Non- Strategic Sites Allocation DPD, Community Infrastructure Levy (CIL) Charging Schedule and a Gypsy and Traveller Sites DPD. I also understand that Neighbourhood Plan groups in the western part of the district are also working to review their made Neighbourhood Plans to reflect the recently adopted ADLP and the published NPPF 2018. Furthermore key strategic infrastructure providers such as West Sussex County Council and Highways England are also reviewing their requirements in the face of same. These sensible plan led processes may combine to address a number of the issues I have highlighted in accordance with national policy over the next few months and may also negate the need for such large scale proposals to be permitted at this date so as to maintain a 5 year land supply contrary (for example) to paragraph 68 a) and the efficacy of paragraphs 117 – 121 in the NPPF 2018.

However, the Council feels under pressure to determine their applications at the earliest opportunity thereby potentially usurping these sensible plan led processes.

Therefore it may assist if the Secretary of State could give consideration to delaying the grant of planning permission in respect of any of the applications outlined above under section 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 until all have made more progress in these regards.

Alternatively it would seem sensible for the Secretary of State to give consideration to the call-in of these planning applications under section 77 of the Town & Country Planning Act 1990 so that the public can be assured that the cumulative and significant impacts of these developments and the appropriate mitigation can be considered by the Secretary of State in the round rather than on an individual ad – hoc basis as currently appears to be the case .

Thank you for considering this e mail and I look forward to receiving a response in due course

Paul Collins BA (Hons) DipTP

