

Pagham Beach (Holdings) Ltd

Woodlands Cottage
Normandy
Guildford, Surrey
GU3 2HT

ARUN DISTRICT COUNCIL

9 - MAR 2020

RECEIVED

Our Ref: JAH/SH

5th March 2020

Chief Planning Officer,
Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton, Sussex.
BN17 5LF

By post and e-mail

Dear Sir,

re. Town & Country Planning Act 1990 (as amended)

Application ref: P/117/19/PL

36 East Front Road, Pagham – proposed replacement dwelling

I refer to my letter of 5th February concerning the above application, which urged the District Council to Refuse the application for the reasons given.

I have subsequently seen the adverse comments submitted by the District Council's Engineering Services Manager, Roger Spencer, and trust that Members will have full regard to these comments before making their decision.

I also now note that EA has recommended that FFL within the building should be constructed at no lower than 5.53 AOD, which is the same figure that is defined within the Applicant's Flood Risk Assessment. However, there is no reference within the Applicant's Design & Access Statement or within the Beach Scene Elevation and Street Scene Elevation Drawings to confirm that the proposed bungalow has been drawn to reflect the FFL. In the circumstances I would urge the District Council to request this confirmation from the Applicant or his agent.

In my previous letter I also raised the question of the on-site parking which must be provided for this development. The number of car parking spaces are not defined and the Applicant should be required to confirm that there is adequate on-site turning space within the site for vehicles. Given the nature and width of East front Road at this position, vehicles should not be allowed to reverse into the road but must be able to leave the site in a forward direction, for reasons for highway safety. I see no evidence on the District Council's Application file that the Planning Authority has sought this information.

The Company remains of the opinion that this development, if Approved, would create an unwelcome precedent and would therefore continue to urge the Council to Refuse the Application.

I would be grateful to be advised the District Council's decision on this application, once it is known.

Yours faithfully,



J A Higham MRICS

Secretary

cc Clerk, Pagham Parish Council