

****Due to a clerical error on the part of ADC, the Parish Council was advised of the wrong date for the closure of the consultation period on the amendments to these applications. In respect of P/155/21/RES, this is to be presented to the ADC Planning Committee on 28th April 2022. It was suggested by David Easton that comments could be presented as a written or verbal update if received prior to the meeting. The Officer's Report and recommendation was prepared before the submission of these comments and does not consider the following points the Parish Council wishes to make. We ask that these comments be circulated to all Committee Members in writing in advance of the meeting, and attention drawn to the fact that they have not been addressed in the Officer's Report and recommendation. We shall also be submitting a written statement to be read out at the meeting on 28th April 2022****

Comments in respect of **P/155/221/RES** Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent P/140/16/OUT for the "local centre" parcel which comprises of retail, community and commercial uses, 20 No residential apartments and a 70 bed care home &

P/158/21/RES – Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent P/140/16/OUT for the "local centre" parcel which comprises of retail, community and commercial uses, 20 No residential apartments and a 70 bed care home (alternative to scheme P/155/21/RES)

The Parish Council continues to OBJECT to both applications.

The Committee wished to draw attention to the following points:

The Heritage Impact Assessment – in 2017, Historic England contacted Arun District Council, setting out the parameters for an acceptable Heritage Impact Assessment in relation to the original outline application. As the same officer at Historic England has submitted a letter stating she has no further comments, the tests should also apply to the subsequent reserved matters application. It is disappointing to note that this is a desk-based assessment and no site visits have taken place. The Parish Council would like to ensure this is a full heritage impact assessment. There is no commentary on the impact in different seasons and any differences in impact between day and night, as required in the 2017 letter. No account has been taken of other development proposed for the area, ie the cumulative effect as mentioned in the original Historic England response.

Village Design Statement and Heights Plan: still no account has been taken in this latest amended version of the plan of the Pagham Village Design Statement. This document is a material planning consideration and does not allow for 3 storey buildings in the Pagham Road area. Our previous comments in this regard still apply, as does the statement regarding removal of consultation/decision-making from ADC's Planning Committee.

We are aware of the shortcomings of the mitigation measures put in place to compensate for the loss of foraging habitat for Brent Geese. The problems have been raised with Arun District Council by the Sussex Ornithological Society and yet these issues have still not been addressed by the applicant or Arun District Council. Layout should not be finalised until the land required for mitigation has been proven to work.

Drainage – The Climate Central maps show that this land will flood once a year from 2030 onwards. The Parish Council expressed its concerns over the understanding of the

developer of the way the drainage system works in the area, and it is not satisfied that the issues are fully resolved or understood. Layout should not be finalised until this is resolved.

Spine Road – the Council would like to see a wider road. This does not allow for vehicles to easily pass.

Ecology Officer – there is no response yet to the ecology report submitted by the applicant. ADC should ensure that the newly-appointed Essex CC are provided with a copy of the Sussex Ornithological Society report in respect of foraging mitigation.