

From: Hannah Riddle on behalf of Planning.Responses
Sent: 16 March 2022 09:34
To: Planning Scanning
Subject: FW: P/16/22 DOC - Land North of Sefter Road and 80 Rose Green Road Pagham

Hannah Riddle
Planning Apprentice
Planning Services



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: David Easton
Sent: 16 March 2022 08:59
To: Planning.Responses
Subject: FW: P/16/22 DOC - Land North of Sefter Road and 80 Rose Green Road Pagham

Many thanks,
David

From: paul collins
Sent: 15 March 2022 18:09
To: David Easton
Cc: Karl Roberts <>; Neil Crowther <>; Richard Brown <>; Cllr. June Hamilton <>; Cllr. David Huntley <>; Cllr. Hugh Coster <>; Cllr. Terence Chapman <>; Chief Executive <>
Subject: P/16/22 DOC - Land North of Sefter Road and 80 Rose Green Road Pagham

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Mr Easton

I am advised by Mr Crowther that under the Councils constitution DOC applications like this do not go to committee regardless of any representations made and I therefore assume that since this application has now been with the Council since 15/2/22 and is due a decision by 14/4/22 you will consider it possible for you to make a positive delegated decision in respect of same between now and that date. Can I politely and respectfully suggest that in the

light of the ongoing planning compliance investigation (see e mail exchanges with Mr Brown) you do not make any such positive decision unless and until the following matters have been resolved/clarified (if necessary by way of independent external ;legal advice) :

1. What development does and does not benefit from the planning permission granted under P/134/16 OUT bearing in mind that OPP may not be granted for the use of land
2. What reserved matters in respect of the approved development have and have not been approved in the light of 1 and which remain to be applied for by the due date (15/10/22)
3. Whether or not the conditions on the OPP granted are or are not legally enforceable
4. What conditions have and have not been discharged to date given 1 and 2 and the refusals under ADC refs P/128/20/DOC and P/40/20 DOC
5. Whether or not the S106 Agreement Planning obligations can be or will be enforced by either WSCC or ADC.
6. Whether or not development has commenced on the site in accordance with the developers building notice under ref: P/30/22 IN,
7. Which conditions on the OPP the developer is seeking to discharge. The submitted application forms state that discharge is sought in respect of conditions 4, 9, 17 and 28 whereas the application as advertised states conditions 7, 9, 17 and 28 and none of the information submitted on the file actually matches what is required so as to discharge any of these conditions in any case.

Can I therefore politely and respectfully suggest that given the high level of public interest the best way of sorting out this pigs breakfast is for you , Mr Brown, Mr Roberts and Mr Crowther to not make any further delegated decisions on these matters before you have properly investigated the matters I raise, taken the appropriate legal advice and compiled a full report for your Planning Committee setting out the issues arising and the Councils available powers/Options to resolve them. It seems to me that such powers/options include (in the circumstances here) the ability to revoke or modify the OPP granted under S97, enforcement and/or voluntary regularisation/modification of the OPP by the developer under S73 OR S73A and/or the S106 by way of deed of variation without fear of any compensation/costs and I am happy to discuss my concerns and suggested resolutions if you consider this to be appropriate .

In the meantime please place this e mail on your file as a representation and thank you for considering same.

Paul Collins BA (Hons) DipTP