

Phil Hailey
239 Pagham Road

PO21 3QB

Your Ref: OWPC17948
Our Ref: P/1/18/DOC 05-01-2018
Please ask for:
Mr S Davis

19th April 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application for approval of details reserved by conditions imposed under planning permission P/125/14/PL relating to condition No. 10 (Refuse & recycling bins), condition No.14 (Visitor Parking Spaces), condition No.15 (Surface water onto Highway), condition No. 16 (Street Lighting), condition No. 18 (Cycle Parking), condition No. 21 (Landscaping), condition No. 22 (Screen Walls & Fences) & condition No.26 (External Lighting), condition 31 (Dog Walking)
251 Pagham Road & Land R/O Pagham

Thank you for your internet representation made on 18th April 2018 which has been recorded as **'an objection'** with the comments as follows:

P/1/18 Discharge of condition 21

Thank you for sending me revised details in relation to discharging condition relating to Landscape Planting (condition 21).

Whilst the Landscape Architects have improved their landscape buffer proposals with some native shrub and tree buffer planting there are still major concerns that need to be properly addressed. These comments need to be passed to Sue Howell of ADC as it would appear from her comments that she has not understood the full reasoning behind this condition. ie as an all year visual barrier between existing and new development and not just decorative.

My and neighbours' concerns are

i) The trees proposed are deciduous trees which will mean that when the leaves drop the new development will be fully visible to the existing properties in Pagham Road. The visual barrier cannot therefore be considered appropriate unless tall evergreens are introduced or the tree planting is significantly increased.

ii) It would appear that there is no plan submitted for the maintenance of these areas and much of the planting proposals are ephemeral. What is the plan for future replacements maintenance and who will be responsible?

iii) It is also not clear on the maturity/height of the initial planting as this would have significant implications to the initial visual screening from year 1.

I hope you and your Leisure and Landscape Officer find these comments helpful but I would still maintain my objection to the discharge of condition until the above is addressed.

I would highlight that I consider these comments particularly relevant in light of the planning applications submitted for large scale developments proposed in Pagham as similar situations could arise with these should they receive approval.

I am able to meet with you, Sue Howell and/or the Landscape Architects to discuss the

matter.

I would be pleased if you would let me know if you are minded to discharge the condition 21 in spite of the above comments to allow me to present a more robust case supported by WSCC/ADC publications and Draft Pagham Neighbourhood Plan/Village Design Statement.

Kind regards

Phil Hailey

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning