

[REDACTED]

From: paul collins [REDACTED]

Sent: 20 March 2021 13:35

To: Simon Davis <Simon.Davis@arun.gov.uk>; Neil Crowther <Neil.Crowther@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>; Karl Roberts <Karl.Roberts@arun.gov.uk>

[REDACTED]

Subject: WITHOUT PREJUDICE - P/97/20 PL & P/29/21/DOC Land at Summer Lane Pagham

Simon

I understand that following the refusal of P/97/20 PL under delegated powers last week you are now reviewing the position regarding P/29/21 DOC with your Team Leader next week. (Your e mail to the applicant on the file dated 18 March 2021).

Therefore I thought that this would be a good moment to remind you of the solution to this mess suggested by my clients (The owner Occupiers of Meadow Sweet) as shown on the attached plan.

There are two ways of achieving the solutions set on this plan and we would urge you and your Team Leader to consider same.

Option 1 - by way of negotiation with ADC developer partners Drew Smith Homes Ltd with regard to the submission of a fresh detailed planning application (part retrospective) for the development shown on the plan and a renegotiated S106 Agreement or

Option 2 (If negotiation fails) - by way of a modification of the existing planning permission (P/58/15 OUT) under section 97 of the Town and Country Planning Act 1990 (as amended) and a renegotiated S106 Agreement.

What you cannot lawfully do is approve the current application made under P/29/21 DOC and Drew Smith Homes Ltd cannot lawfully develop Site B and will struggle to sell those homes nearing completion on Site A until this mess is sorted out so that Option 1 would seem to be the best win/win for all parties.

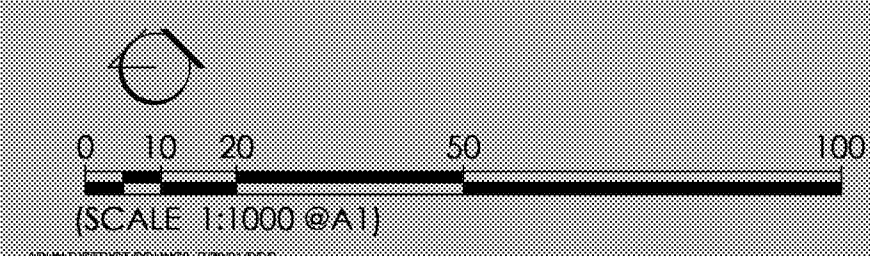
However, perhaps you could let me know what the outcome of your deliberations next week are asap as my clients are currently seeking legal advice with a view to possible legal action to remedy the mess but would obviously prefer to achieve a negotiated solution with all parties if they can.

In the meantime please place this plan and e mail on both files

Thank you

Paul Collins BA (Hons) DipTP

[REDACTED]



Site A - 46 Dwellings with vehicular access via adopted highway

- 4no. 3 Bed Houses (TYPE A) 93m² - 97m²
- 6no. 4 Bed Houses (TYPE B) 122m²
- 15no. 2 Bed Houses (TYPE C) 79m²
- 3no. 3 Bed Bungalows (TYPE E) 105m²
- 1no. 3 Bed Bungalows (TYPE F) 92m²

Sub Total - 29 Units

AR - Affordable Rent

- 17no. 2 Bed Houses (TYPE C) 79m²

Sub Total - 17 Units

Site B - Land set aside for SUDS to serve Spinnaker View, Mill Farm and Site A

Development of the site with 21 dwellings as currently proposed would require unlawful vehicular access via the public bridleway (shown yellow) and this is not owned by Drew Smith Homes or WSCC Highways in any case

Site C - Land approved as open space