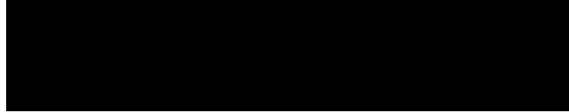


PAGHAM PARISH COUNCIL

The Village Hall, Pagham Road, Pagham, Bognor Regis PO21 4NJ



All correspondence to be addressed to the Clerk

Karl Roberts, Neil Crowther, Claire Potts and David Easton
Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

17th July 2019

BY EMAIL

Dear all

Pagham Parish Council understands this application will be determined at a Development Control Committee meeting to be held on 7th August 2019. Despite repeated requests, there has been no confirmation of the details of any heads of terms for any s106 and/or conditions that may be under discussion and there is no information pertaining to same on the file.

Pagham Parish Council made representations in respect of this application by the due date on 1st May 2019 but reserved the right to comment further once the many statutory and non-statutory consultee responses in respect of the application were received. The statutory date by which such consultations and representations were to be received expired on 12 May 2019 and Pagham Parish Council has reviewed those recorded on the file at this date and having done so confirms that these do nothing to persuade us that the planning reasons for withholding the outline Planning permission sought in this case in May 2019 need to change and/or are in any way invalidated by those responses. For your file our reasons for refusal under delegated powers or by Committee were and remain and are;

i. It has not been demonstrated that the scheme will deliver development of the type envisaged by ADLP Policy SP1a Strategic Approach or a comprehensive, master planned and integrated development which will accord with ADLP Policies HSP2 and HSP2a and related national policy in the NPPF 2019.

ii. Given the scale of the development proposed for the site it has not been demonstrated that the site can be developed in a manner that will preserve or enhance the quality and landscape character of its environs, the Bognor Regis to Chichester Gap or existing Green Infrastructure assets or contribute positively to the quality of that environment contrary to policies HSP2, HSP2a, LAN DM1, SD SP3, GISP1, D SP1 and QE SP1 and, ENV DM4 of the Arun Local Plan (2018) and related national policy in the NPPF 2019.

iii. Given the scale of the development proposed for the site it has not been demonstrated that the site can be developed in a manner that will preserve heritage assets including the setting of the nearby Grade II listed Rookery Farm and Grade II listed Nyetimber Windmill, contrary to policies, HER SP1, HER DM1 and HSP2a (b) of the Arun Local Plan (2018) and related standing advice from Historic England and national policy in the NPPF 2019.

iv. It has not been demonstrated that the development of the site can be undertaken in a manner that will safeguard the water quality of Pagham Harbour or on site habitats for protected species contrary to Policies HSP2a, ENV DM2, ENV DM4, ENV DM 5 of the Arun Local Plan (2018) and related standing advice from Natural England and national policy in the NPPF 2019.

v. It has not been demonstrated that the scheme will provide for the necessary infrastructure requirements of policies H SP2, INF SP1, INF SP2, T SP1, T DM1, T SP3, W SP1, W DM1 and W DM3.

It would be helpful (but not essential) if Officers could confirm asap whether or not they agree or disagree with each of these planning reasons and provide an explanation as to why they disagree by reference to any plan or document recorded on the file as this may save us all wasted time and energy going forward. However, in the absence of any such explanation as to Officer disagreement Pagham Parish Council will continue to advise all members of the Development Control Committee that these are sound and valid reasons for refusal in this case despite any advice that they may receive from Officers to the contrary and that Pagham Parish Council remains willing and able to defend these reasons with evidence at the forthcoming Inquiry into the ADC refusal of the preceding application under Council ref: P/6/17 OUT.

Yours faithfully

A solid black rectangular box used to redact the signature of Nicola Swann.

Nicola Swann
Clerk & RFO
Pagham Parish Council

Cc: Members of Arun District Council Development Control Committee