

[REDACTED]

Please could you upload the e-mail below and the attachment to the application folders P/40/20/DOC and P/24/20/RES as a further representation?

Thank you

Raymond Cole
Principal Planning Officer
Directorate of Place



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[REDACTED]

Dear All

Further to my last please see attached.

Please place this e mail and the attached on both files as I am sure that the 600 + residents who object to the current proposals may be interested to know that 20 years ago I (as the then Head of Planning Services at ADC) refused an almost identical scheme for this site for 11 reasons. That decision was not appealed and I appreciate that I am a bit longer in the tooth than I was then but I have remained up to date with such professional matters and it seems to me that the fundamental issues that prevented an approval then have not been addressed by the almost identical current proposals.

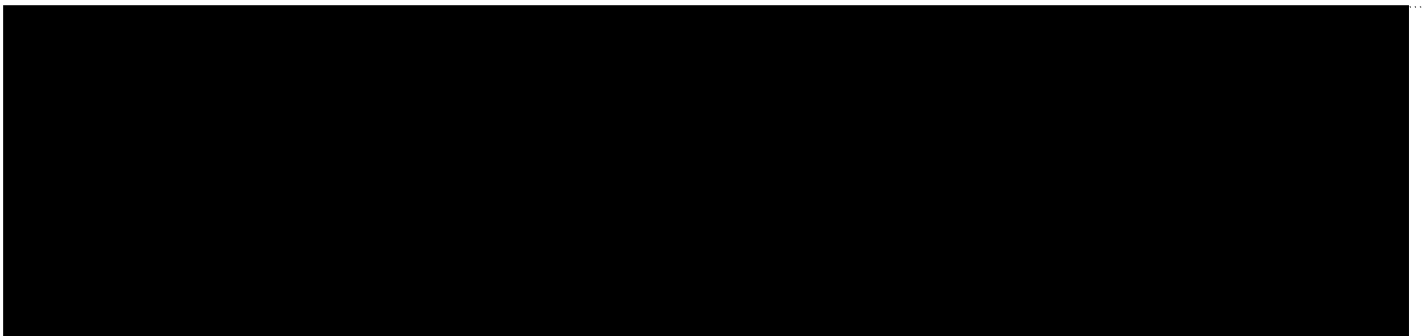
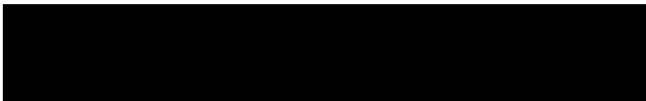
It remains the case that:

- The proposed development would be unsustainable by reason of its location
- The proposed development is premature in that it would prejudice the Council's approach to meeting housing land supply through the Arun District Local Plan Review now commenced
- The site lies in the rural area and the proposal is contrary to current countryside and natural environment policies
- The proposed development would involve the loss of high grade agricultural land in current agricultural use

- No provision has been made for the requirements of infrastructure directly required to service the proposed development.
- The proposed development makes provision for affordable housing in a manner which is in direct conflict with relevant development plan policies
- The proposal would involve development within the Chichester and Bognor Regis strategic gap, and would threaten objects of maintaining the gap which are to prevent the coalescence of the settlements and retain their separate identities;
- The proposal would result in an excessive amount of development being dependent on a single point of access and fails to demonstrate that satisfactory access for vehicles, pedestrians, cyclists and/or other Non-motorised users can be achieved
- The landscaping proposals fail to demonstrate that the development of the site with up to 280 dwellings can be satisfactorily undertaken in a manner that will safeguard existing trees/hedgerows from removal (contrary to Policy ENV DM4 Protection of trees) or provide sufficient POS to serve the development, compensate for the loss of the existing green infrastructure or new POS to meet the requirements of current ALP 2018 policies Policy H SP2a Greater Bognor Regis Urban Area and ENV DM2 (Pagham Harbour)

To this ancient but unresolved list can be added the applicants inability to demonstrate that foul and surface water disposal can be satisfactorily achieved, or that ecology and heritage assets can be adequately protected.

Dress fashion may have changed but the emperor had no clothes 20 years ago and the passage of time has not improved his state of dress!



Mr Cole

I note the e mail you have received from the applicant in respect of this application dated 19 June 2020 which states:

“Further to our recent telephone conversation, I can confirm that Taylor Wimpey would like to withdraw condition 34 (part) from discharge of condition application P/40/20/DOC. I understand that you will be in a position to discharge the remainder of the conditions within submission (C. 9, 15, 20, 28, 30, 32 & 33) next week”.

Firstly please can you confirm that your report to the DCC on 24 June 2020 recommending the discharge of Condition 34 under this application is withdrawn as this no longer forms part of the application under consideration.

Secondly please confirm that no development pursuant to P/134/16 OUT may lawfully commence on the site until Condition 34 is discharged and that the applicant will therefore be required to make a fresh application in this regard.

Thirdly please can you confirm that since it was necessary for you to place your report and recommendation to approve the discharge of C34 before the DCC it will also be necessary for you to place a report recommending the discharge of C. 9, 15, 20, 28, 30, 32 & 33 to DCC so that contrary to the applicants understanding you will not be in a

position to discharge the remaining conditions this week and that the remaining application will be presented to the DCC for determination in the event that you are minded to recommend that the conditions cited in the remaining application are to be discharged.

Fourthly please can you confirm that the following pre commencement conditions on P/134/16 OUT do not form part of application P/40/20 DOC or P/24/20 RES and that no development may lawfully commence on the site until these conditions are discharged regardless of any favourable decision that may or may not be made regarding the conditions that remain part of P/40/20 DOC and P/24/20 DOC. Conditions numbered 4,5,10,12,14,17,22 & 29.

Fifthly please can you confirm that notwithstanding the foregoing, Arun District Council remains committed to the enforcement of the terms set out in the S106 relating to OPP P/134/16 OUT unless and until it is changed by way of a successful application under S106a of the act.

Finally and rhetorically, I note that in various places in the documentation on both files that the applicant asserts that they intend to make a lawful start on the development in November 2020 with completion anticipated in 2024 but I think that we can agree that in view of the foregoing evidence this would appear to be both unduly optimistic and unrealistic?

Please place this e mail and any response you may care to give on both files.

Thanks

