

PAGHAM PARISH COUNCIL

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

CLERK

~~C.C. Braby ACMA, CGMA~~

NICOLA JONES

All correspondence to be addressed to the Clerk

CHAIRMAN

Cllr R Radmall

22.10.2015

Planning Department,
Arun District Council,
Maltravers Road,
Littlehampton,
BN17 5LF

ARUN DISTRICT COUNCIL

29 OCT 2015

RECEIVED

Dear Sir,

Planning Ref. P58/15/OUT /251, Pagham Road.

I have been asked to register the thanks and appreciation of the Parish Council and the Neighbourhood Planning Group in respect of the decision of the Development Control Committee to grant a deferment of consent for the above application.

The Neighbourhood Plan originally allocated a total of 35 dwellings to this site in respect of density and spatial context. Having regard to governmental pressure upon Planning Authorities for increased house building, we would however, offer no formal objection on that specific matter. Having delivered our 3 minute representations to committee, my colleague, Phil Hailey and myself were approached by developers' representative, Rebecca Humble, in the presence of the case officer. I am pleased to report an apparent willingness to include several modifications to their Plan in order to satisfy our concerns. I briefly summarise these as follows:-

1. Significant improvements in both width, height and density of landscape/translocation buffer to rear of Pagham Road dwellings.
2. Revised layout near proposed Pagham Road access road in order to include compensatory public parking provision.
3. Commitment to provide shared new access road with adjacent development by Hanbury Properties Ltd. This would be covered by condition, as this was to be considered as a conjoined development as promoted by the Pagham Neighbourhood Plan, and was also stipulated by Cabinet Member that the resultant two access roads (inc. Summer Lane) would provide for efficient emergency Vehicle access/egress with no encumbrance.
4. Detailed negotiation with ADC Engineers in respect of proposed SUDS to ditch with no apparent exit. Calculation appears to indicate a 300% surcharge above that quoted in the submission. Suggest route direct to Summer Lane.
5. Consideration of disposal of foul sewage to Pagham Road as proposed, having regard to seasonal surcharge and subsequent overflows. Suggest route direct to Summer Lane.

As Planning Officer stated in his presentation, it is of vital importance that both sites are considered in unison, in accord with the Neighbourhood Plan Masterplanning concept. Conjoined roads, shared access, disposal of both surface and foul water by common means are all sound concepts.

We also note comment on the part of ADC Historic Building Advisor as quoted by vice-chairman. It might be that some small repositioning and specified streetscape finishes in respect of materials (viz. render, hung tiles, flint etc.) would provide the improvements necessary for full endorsement.

Thank you for your kind attention.

Yours faithfully

Ray Radmall

Chairman Pagham Parish Council