

[REDACTED]

From: paul collins [mailto:ppeplanner@arun.gov.uk]
Sent: 17 June 2019 12:21
To: Simon Davis
Cc: Karl Roberts; Neil Crowther; David Easton; Daniel Vick; Cllr. June Hamilton; Cllr. David Huntley; Planning.Responses
Subject: RE: P/58/15/OUT, P/125/14/PL

Dear All

Thank you for your response below which is (regrettably) as unhelpful as I have been forced to anticipate would be the case.

You clearly have no intention of proactively monitoring compliance or otherwise with the conditions/s106 planning obligations imposed/negotiated on these outline and detailed planning permissions for housing granted in Pagham or for that matter working with me in order to demonstrate that officer assertions regarding the ability of same to make otherwise unacceptable developments in Pagham acceptable can be trusted or helping to restore some much needed local community trust and confidence in the ADC Planning service generally.

However, I will now provide a review and update for my clients, the ADC Ward members and Pagham residents and advise that ADC officers have no interest in such matters and that they should proceed accordingly.

Paul Collins BA (Hons) DipTP MRTPI



RTPI

Chartered Town Planner

From: Simon Davis [mailto:Simon.Davis@arun.gov.uk]
Sent: Monday, June 10, 2019 1:27 PM
To: paul collins [REDACTED]

[REDACTED]

Subject: RE: P/58/15/OUT, P/125/14/PL

Dear Mr Collins,

If you have concerns regarding the lawful implementation of P/125/14/PL then please submit your concerns as a enforcement complaint and we will investigate the matter to determine whether any breach of the planning permission has taken place. Please see our webpage here: <https://www.arun.gov.uk/planning-compliance>.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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Save the environment - think before you print.

From: paul collins [REDACTED]
Sent: 08 June 2019 16:27

Subject: FW: P/58/15/OUT, P/125/14/PL

Mr Davis

You will recall our e mail exchanges in November 2018 (copied below) in respect of these permissions which was not satisfactorily concluded at the time.

As you will be aware from the unmade Pagham Neighbourhood Plan and their representations at the date of the applications themselves, Pagham Parish Council are not opposed to these developments subject to their successful implementation in accordance with the relevant planning permissions, conditions and the related S106 Planning Obligations and have, therefore, asked me to review and update them as to the implementation of both these approved developments in these regards particularly as given the difficulties relating to the strategic sites in Pagham these are the only major sites likely to be delivering houses in Pagham over the next 5 – 10 years.

In order to meet that request I have reviewed the information available to me on all the files you highlighted previously and as I suggested in my November 2018 e mail it is very apparent to me that dwellings the subject of P/125/14 PL may have been completed and occupied in breach of its conditions and its related S106. I am also aware that submission of reserved matters applications are imminent with regard to P/58/15 OUT and that you are currently considering P/52/19/PO presumably as a precursor to that submission and I think it would be helpful to us all if we can head off any issues before they arise. Therefore it occurs to me that it might be a matter of mutual benefit for you and I to meet and discuss these concerns on an informal basis so that I can then advise my client Council. I am about to leave for a holiday in Greece for a week and will not return to England until the W/C 17/6 but would be grateful if you could consider my request and let me know asap on my return whether or not you are able to meet and if so some suggested times and dates in June or early July.

Thank you

Paul Collins BA (Hons) DipTP MRTPI



RTPI

Chartered Town Planner

From: paul collins [REDACTED]
Sent: Saturday, November 17, 2018 3:01 PM
To: 'Simon Davis' <Simon.Davis@arun.gov.uk>

<Planning.Responses@arun.gov.uk>

Subject: RE: P/58/15/OUT, P/125/14/PL and P/140/16 OUT

Mr Davis

Can I suggest that you actually read the decision notice for P/125/14 PL, look at those files you list and read the S106 (which I have) and reconsider your response. It seems to me that a number of breaches of the controlling conditions and S106 may have already occurred particularly as the applications you list whilst considering and approving details do not confirm pre commencement actions that were necessary and my client wishes to know what ADC intends to do so as to enforce those conditions/S106 because this is material to the determination of P/140/16 OUT.

Further given the relationship between these two sites (see the footpath clause in the S106) and the fact that the cumulative impacts of these 140 dwellings together with the 400 proposed under P/140 16 OUT on the SPA and traffic in the locality and elsewhere has not been considered or assessed I am surprised to note that Hanbury have not advised when they intend to implement their schemes.

Once again I would suggest that this is yet another reason why P/140/16 OUT should be returned to the DCC for reconsideration before a decision is issued as the point at which Hanburys two sites will actually deliver housing as part of the District wide supply is a material consideration not so far considered.

Thanks

Paul Collins BA (Hons) DipTP MRTPI



From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]

Sent: Friday, November 16, 2018 10:39 AM

To: 'paul collins'

Dear Mr Collins,

All of the information that you ask for in respect of P/125/14/PL is available on our website under references:

P/19/18/DOC (Re-discharge of condition 07)

P/1/18/DOC (Conditions 10, 14, 15, 16, 18, 21, 22, 26, 31)

P/116/17/DOC (Conditions 7, 8, 9, 17)

P/92/17/DOC (Conditions 32 & 37)

P/33/17/DOC (Conditions 34, 35 & 36)

In short, all pre-commencement and pre-occupation conditions have been discharged.

ADC and the developer will also fulfil their duties in respect of the legal Agreement.

As regards P/58/15/OUT, I am not aware of any timescales for a reserved matters submission.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) |
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Please note that I typically work from home on Thursdays when I am unreachable on my work phone



From:

paul collins [REDACTED]

Sent: 14 November 2018 14:03

To: Karl Roberts; Neil Crowther; David Easton; Simon Davis; Planning.Responses

Subject: P/58/15/OUT and P/125/14/PL

Mr Davis

I act for Pagham Parish Council in this matter.

I refer to the above outline and detailed planning permissions both of which are subject to S106 Agreements and pre commencement conditions.

It is noted that development pursuant to detailed planning permission P/125/14 PL has now commenced and is nearing completion with first occupation likely to be imminent. Therefore my client requests that ADC confirms whether or not all pre commencement conditions have been complied with and whether or not ADC and the other parties have or will fulfill their obligations under the agreement.

My client also asks that in view of the fact that P/58/15/OUT was granted to Hanbury Properties whether or not ADC is aware or been advised when the reserved matters are likely to be submitted in respect of the OPP granted.

As you know although not referenced in the Officer reports, both these planning permissions and when (and/or whether) they will deliver the 140 houses proposed in accordance with conditions and S106 Agreements are material considerations with regard to applications P/6/17 OUT, P/140/16 OUT and P/134/16 OUT as part of the ongoing debates regarding the cumulative impacts of development in Pagham on the Pagham Harbour SPA and the wider transport network/junctions in Chichester District and the lawfulness and enforceability of S106/Conditions debate but do not seem to have been considered thus far.

Therefore please put this e mail and any response on these files for future reference if required.

Thanks

Paul Collins BA (Hons) DipTP MRTPI



RTPI

Chartered Town Planner

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