



From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 13 May 2021 12:00
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Land North of Summer Lane Pagham
Importance: High

Objection to P/69/21/CLP

From: paul collins [REDACTED]
Sent: 13 May 2021 11:10
To: Karl Roberts <Karl.Roberts@arun.gov.uk>; Neil Crowther <Neil.Crowther@arun.gov.uk>; Simon Davis

[REDACTED]

Subject: RE: Land North of Summer Lane Pagham
Importance: High

Dear All

See below (to which I have received no acknowledgement or reply) and P/69/21/CLP and P/70/21/DOC just submitted.

Please can ADC Officers now confirm that they have or will serve the Temporary stop notice requested by residents, the date when the Special Planning Committee requested by ward members will be held and that these applications will not be determined by Officers until such time as these actions have been taken.

I understand that Pagham Parish Council will be considering these matters at its next Planning Committee meeting on 18 May 2021 and I am currently preparing a report on behalf of residents seeking their endorsement for that meeting so that when the requested Special Planning Committee is held ADC Members can be made aware of the Parish Councils views

P/69/21/CLP is for a lawful development certificate and it may not be determined as submitted other than by way of refusal because the applicant fails to meet their responsibility to demonstrate with evidence or even explain why they consider that the proposed access road constitutes lawful development as claimed (see PPG Paragraph: 005 Reference ID: 17c-005-20140306 and Paragraph: 006 Reference ID: 17c-006-20140306.

An urgent response is requested

Paul Collins BA (Hons) DipTP
[REDACTED]

From: paul collins [REDACTED]
Sent: Tuesday, May 11, 2021 1:18 PM
To: 'Karl Roberts' <Karl.Roberts@arun.gov.uk>; 'Neil Crowther' <Neil.Crowther@arun.gov.uk>; 'Simon Davis'

[REDACTED]

Subject: Land North of Summer Lane Pagham

Importance: High

Dear All

As you are aware this development is currently proceeding in a manner that is in breach of planning control (including failures to comply with controlling conditions relating to drainage, access and construction management) and the developer has now commenced development on the western parcel of the site via the un adopted public footpath/bridleway section of Summer Lane without resolving or having a plan to resolve these breaches of planning control.

The development management issues pertaining to this site have been and continue to be the subject of numerous complaints from local residents whose quality of life is being destroyed by a developer who seems to be hell bent on delivering the development in breach of planning controls and regardless of the human rights of local residents to use and enjoy their properties or their legal ownership rights. It is also in the wider public interest for these matters to be resolved if the amenities of the wider area are to be protected and safeguarded. As you are also aware such issues are being made worse by the failure of ADC Officers to properly investigate the concerns through review and site inspection over the last 12 months with Discharge and other consents being granted by officers without any assessment of whether they can be or are being implemented on the site. Previous requests to allow the Planning Committee to consider the use of their discretionary enforcement powers available to resolve the issues have also gone unmet.

In view of this the relevant ward members have now formally requested that a Special Planning Committee be arranged by officers so that it may hear the residents' concerns and give consideration to the use of its discretionary enforcement powers to resolve the issues but due to COVID 19 related issues it is unlikely that such a Special Planning Committee can be arranged before June earliest and meanwhile the developer is continuing to plough on with the development of the western parcel of land via the un adopted public footpath and bridleway and in so doing breaches of planning control remain unresolved and others continue to occur on a daily basis as the developer is unable to implement those plans that have been approved and is having to invent solutions daily as they go along. So the nightmare for residents continues unabated with no satisfactory end in sight.

In view of the foregoing residents formally request that ADC Officers exercise their delegated authority to serve a temporary stop notice under S171E of the Town and Country Planning Act 1990 in accordance with the relevant planning practice guidance at <https://www.gov.uk/guidance/ensuring-effective-enforcement#Temporary-Stop-Notice> in respect of that part of the site shown cross hatched and in grey on the attached plan as a matter of urgency.

The service of such a notice would prevent the developer from undertaking any further work on the part of the site to which it relates but would not prevent the developer from continuing to lawfully complete that part of the site excluded from the Notice pending the proper consideration of longer term actions and resolutions by the Planning Committee at a special meeting in June and would also give all parties time to reflect on the best way for this development to be managed and proceed to completion going forwards.

Please can you confirm whether or not Officers are prepared to meet this request by return as if not the Special Planning Committee requested by Ward Members will need to be arranged sooner as the current situation cannot and should not be allowed to continue and residents may also need to consider seeking legal remedy by way of court action (including injunctions).

I am sure that those members and Pagham Parish Council copied in on this e mail will indicate their support for this request and the temporary respite it will provide if that is what ADC Officers need to act on same.

Thank you

Paul Collins BA (Hons) DipTP

