

From: Simon Davis
Sent: 07 January 2020 12:13
To: Nicola Swann [REDACTED]
Subject: RE: P/70/19/RES Summer Lane

Dear Nicola,

I am afraid that there is nothing we can do at this time to secure this. The applicant has said that if the LEAP is not required then they will be willing to vary the S.106 post decision to agree the removal of the LEAP requirement. At the same time, the S.106 could be changed to require the POS to be transferred to the Parish and not ADC. I also note that Joe Russell-Wells has already said no objection to the POS being transferred to the Parish instead.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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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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From: Nicola Swann [REDACTED]
Sent: 06 January 2020 10:13
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: P/70/19/RES Summer Lane

Thank you Simon for these comments.

As you are aware, it is proposed that that POS land is transferred to the Parish Council in due course. My concern is that there is no mechanism for us to make sure the land is transferred to the Parish Council as the s106 directs the land be transferred to ADC. Is there anything we can do to formalize this requirement? How do you see the process working?

Best wishes & Happy New Year

Nicola

Nicola Swann
Clerk & RFO
Pagham Parish Council
[REDACTED]

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 20 December 2019 12:11

To: Nicola Swann [REDACTED]

Subject: P/70/19/RES Summer Lane

Dear Nicola,

I would like to respond to some of the points made by the Parish Council in your recent consultation response dated 11th December 2019.

The applicant has highlighted to me that they initially showed an access from the Public Open Space (POS) to the adjacent Village Hall land (on their first plan ref M323-350 Rev P4 – attached for your reference) and that that in the Parish's first response (13/09/19), it was stated that: *"Access arrangements will need to be reviewed as the submitted plans assume access is possible through the paddock field currently in the ownership of the Parish Council. The field is next to a car park, but this services the Pagham Village Hall and is not open unless the hall is in use. The Parish Council does not control the carpark or hall."*

It was for this reason, that the applicant removed the proposed access between the POS and the Village Hall land. However, they have stated that they would agree to a planning condition that seeks to secure an access point if the Parish are now requesting this.

The LEAP is shown on the plans as it is required by the terms of the signed Section 106 and the applicant must ensure compliance with this. However, they have proposed that this can be reconsidered at a later date through a post-decision variation to the Section 106. We will also include a planning condition that requires approval of the details of the treatment of the area of the POS on which the LEAP is shown (which will either secure the LEAP details or the landscaping if no LEAP is desired).

Lighting will be subject of a condition. I would also advise that our ecologist shares the view that lighting should not spill upwards.

The applicant has no objection to the required signage and is happy for this to be agreed by condition.

The scheme proposes bin storage within gardens therefore the applicant assumes the Parish's comment was regarding the four bin collection points which are there for use on days when the bins are to be emptied and are a temporary location in which the bins can be "parked". Three of these are screened by tree planting. I do not consider that these four points need further screening.

As per my email of 13/12, you are able to view the relevant drainage documents on our website as dated 09/12/19 and provide further comments should you wish.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

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