

Pagham Beach (Holdings) Ltd



Woodlands Cottage
Normandy
Guildford, Surrey
GU3 2HT

Our Ref: JAH/SH

29th August 2019

Group Head of Planning,
Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton, Sussex.
BN17 5LF

By post and e-mail

Dear Sir,

re. Town & Country Planning Act 1990 (as amended)

Application Ref: P/74/19/PL

Pagham Club, 2 West Front Road, Pagham.

Removal of Condition 4 imposed under P/8/04 relating to staff accommodation to be used as a separate unit of residential accommodation.

I refer to the above Application, which I have viewed on the District Council's website and as an adjoining owner to the Application Site wish to object to the proposal. As the Planning Officer will be aware there is currently an embargo against the creation of new dwellings on the Beach Estate due to previous coastal erosion. This embargo was imposed on the Company in a Refusal given by the District Council in its Decision Notice P/94/15/PL, dated 19th January 2016, to the Company's Application for the erection of 3no. detached bungalows each with garage and parking on an adjacent site:

"2. The location of the site is considered to be inappropriate having regard to current risks facing the Pagham Beach Estate from coastal erosion and the proposal if granted could result in harm to the occupiers of the dwellings and also increase the liability of the Local Authority for civil contingency responses. As such the proposal is considered to be contrary to policy GEN10 of the Arun District Local Plan, policy ECC SP1 of the Arun Local Plan 2011-2031 (Publication version) and paras. 106-108 of the National Planning Policy Framework."

The coastal situation prevailing at that time has now changed but unfortunately the above reason for Refusal was recently still being given by Planning Officers as a complete embargo against the creation of any new dwelling on the Beach Estate.

The above Application seeks to create a new independent dwelling no longer ancillary to the business and capable of being sold or let separately, therefore must surely be subject to the same embargo. However, if this Application is Approved it will be considered as a precedent and that this embargo has been lifted and I trust that this factor will be taken into account when deciding the Application.

I would be grateful to be advised the District Council's decision on this Application when it is known.

Yours faithfully,

Secretary