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From: paul collins [REDACTED]
Sent: 03 August 2022 17:07
To: Jessica Riches <Jessica.Riches@arun.gov.uk>

Subject: P/81/22/DOC - Church Barton House Horns Lane Pagham PO21 4NZ

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Dear Ms Riches

My representations regarding this application are as follows:

The time period for determining the application expired on 7 July 2022 and this discharge consent application should now be determined without further delay if ADC is to avoid the default arrangements for such discharge consent applications set out in

PPG at Paragraph: 034 Reference ID: 21a-034-20190723 and Articles 27 and 28 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 . In determining the application ADC should decline to discharge Condition 6 of the OPP granted under ADC Ref: P/25/17 OUT as the submitted documents fail to provide the information required so as to discharge the condition and also fail to provide sufficient information to demonstrate that the site can be or will be lawfully implemented in accordance with the terms and conditions of the OPP and/or its related S106 Agreement and/or relevant ALP Policies .A familiar story on this strategic site – see my representations in respect of the adjoining site

In this regard it should be noted that the OPP granted was for up to 65 dwellings with all matters including access reserved for later approval and the submitted information fails to demonstrate that the site can be satisfactorily developed with the maximum number of dwellings approved and or that those dwellings or a reduced number can be provided with a suitable and satisfactory access to an adopted highway. This is of particular concern given that the applicants suggested access at outline application stage was via Horner's Lane and Summer Lane and this was rejected by WSCC Highways at the time and access was therefore a reserved matter. I also note that the time frame for the submission of all reserved matter applications in this case expires on 5/9/22 and condition 6 should not and cannot realistically be discharged unless and/or until applications for reserved matters have been made and approved. .

Please place this e mail on the file and record/report my representation in due course in accordance with your normal procedures.

Thank you

Paul Collins BA (Hons) DipTP

