

Pagham Beach (Holdings) Ltd

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GU3 2HT

Our Ref: JAH/SH

5th November 2012

Mrs. S. Leeson,
For Head of Planning & Housing Strategy,
Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton, Sussex.
BN17 5LF

By e-mail only

Dear Mrs. Leeson,

re. **Town & Country Planning Act 1990**

Application ref: P/84/12

New access road and amendment to curtilage of plot 1

Amendment to approval P/44/09 (re-submission, following Refusal P/30/12)

I refer to the above application, upon which the Company is currently seeking legal and other advice and will submit comments before the deadline of 29th November 2012. However, in the meantime I would be grateful if the following matters could be clarified:

1. The new road access proposed is to serve residential development of 8 bungalows and garages and associated road works on the Beach Road car park site, approved by the District Council under Planning ref: P/44/09 on a Decision Notice dated 12th June 2009.

Condition 1 of that Approval required that "the development hereby permitted shall be begun before the expiration of three years from the date of this permission" – i.e. before 11th June 2012. It would seem therefore that this Approval had lapsed, but would be grateful if you could confirm the status of this Approval. I have researched the District Council's Planning website and can see no evidence of an application being submitted to extend this previous Approval. I have already raised this point but as yet have received no reply.

2. The above application refers to the closure of the existing Sandy Road/Beach Road junction and the proposed landscaping of the redundant road access and associated areas. However, those areas are not included within the Application Site and are merely outlined in blue as being in the applicant's ownership or control. Please confirm that the Planning authority will be able to control any Conditions that it may seek to impose on this area of land outside the Application Site, as it would seem that the extent of the Application Site should be amended to include those areas cross-hatched on the applicant's Drawing no. 598/11.

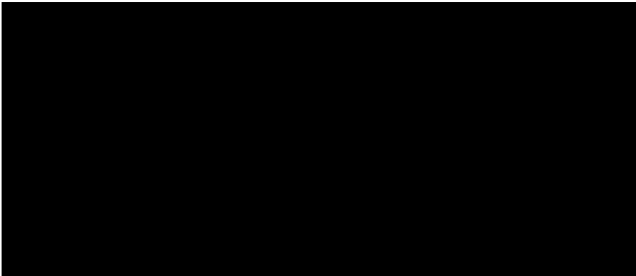
3. The vision splays on the new junction to Beach Road are not defined, which surely should be included in the Application Site, to ensure that the applicant has adequate control of these important areas, and that the Planning Authority can seek to impose Conditions protecting these areas for public safety.

4. The applicant's agent makes no mention of the proposed construction of the new estate road, and it is suggested that this information is requested in order that the matter may be fully considered.

5. The junction of Sandy Road to the new estate road is not defined within the application and it is requested that this information is provided, to ensure that an appropriate layout and safety provisions are incorporated for both vehicular and pedestrian access.

I look forward to your early reply on these matters.

Yours sincerely,

A large black rectangular redaction box covering the signature and name of the sender.