

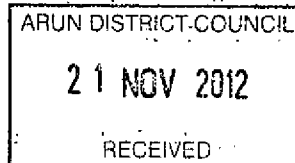
Pagham Beach (Holdings) Ltd

Woodlands Cottage
Normandy
Guildford, Surrey
GU3 2HT

Our Ref: JAH/SH

20th November 2012

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



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, which has been viewed on the District Council's website, and as adjoining owner and owner of some of the land within the Application Site, the Company writes to object to this current proposal in the strongest possible terms.

At present the application is incomplete and additional information and clarification has already been requested but has not been received. Enclosed is a further copy of the Company's letter of 5th November 2012 to which no acknowledgement or reply has been received, which is disappointing. In view of the fundamental information referred to, which is still awaited, this current application surely cannot be considered in its present incomplete form, and should again be either Refused, or the applicant requested to withdraw the application and provide the information referred to for proper presentation and consideration of this matter.

The Company objected to the previous application P30/12, and a copy of that letter dated 30th May 2012 is enclosed as the points of objection remain valid and have not been addressed by the current proposal:

On the question of land ownership within the Application Site, Land Registry has now accepted their previous errors and have confirmed that areas of land within the Application Site remain in the Company's Title and are therefore not under the applicant's ownership or control. It is again confirmed that the Company has not received notice of the Application from the applicant or their agent as required under Article 12 of the Town & Country Planning (Development Management Procedure) Order 2010, and it is considered therefore that this Application is invalid.

Also attached below are extracts from the Officer's Report, which recommended Refusal of the previous Application ref: P/30/12:

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The approved access is off Sandy Road, the revised proposal is to access the site directly from Beach Road at the point of the roundabout. County Highways have raised an objection as the shopping sight distance would be severely impaired, the limited distance between functions in Beach Road, Sandy Road and The Parade could lead to an increased risk of rear shunt or side impact collisions. "It has not been demonstrated that the proposed access conforms to current highway design guidance or that sufficient visibility can be achieved"

The emphasis within this quotation is added by the Company as objector.

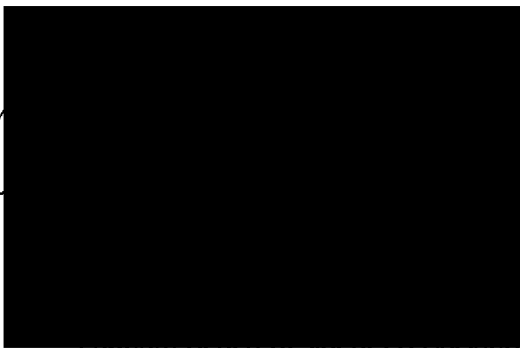
The Applicant has not demonstrated the vision splays at the proposed new junction are improved or indeed has not even defined the proposed vision splays at the new junction or included these within the Application Site. In the view of the Company the Application is therefore defective, and again should be Refused.

As previously referred to, the junction of the remaining section of Sandy Road to the new estate road is not defined within the Application and this information must be included to ensure that the new junction is adequate and safe and that road users and pedestrian safety is not compromised. Without this information, the present Application is defective and should be Refused.

Also, as previously advised, the construction of the new estate road and its junctions is not defined, and this information must be provided in order that the matter may be fully considered.

For the foregoing reasons therefore, the Company objects to this Application and again respectfully requests that the Application is Refused.

I would be grateful to be advised the Planning Authority's decision on this Application, when it is known.

A large black rectangular redaction box covering the signature area. A small handwritten mark is visible to the left of the box.

Pegham Beach Residents Association