

Pagham Beach (Holdings) Ltd

Woodlands Cottage
Normandy
Guildford, Surrey
GU3 2HT

Our Ref: JAH/SH

31st December 2014

Chief Planning Officer,
Arun District Council,
Arun Civic Centre,
Maltravers Road,
Littlehampton, Sussex.
BN17 5LF

By e-mail only

Dear Sir,

re. Town & Country Planning Act 1990

Application ref: P/93/14/PL

Part Change of Use of Existing Amusement Arcade to manager's accommodation
(Re-submission following P/107/10)

1 Beach Road, Pagham

I refer to the above application to create a new dwelling at the above site, which I have viewed on the District Council's Planning website. As a concerned adjoining owner, the Company objects to this proposal on safety grounds. The Company objected to the earlier Application ref: P/107/10, but coastal erosion and risk of flooding has increased since the earlier Application was approved by the District Council and the Planning Authority is urged to seriously and carefully reconsider its Decision on this current Application.

Statements within the Design Statement and Flood Risk Assessment are misleading and in some instances untrue and could lead the District Council into allowing the creation of a new dwelling in a location where the occupants could be placed at serious risk of flooding. There is grossly inadequate provision within the scheme to protect the occupants from flood damage and the proposed dwelling will place the residents at real risk or peril.

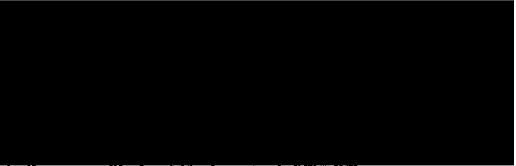
Contrary to statements within 5.2 of the Flood Risk Assessment, there has been recent and serious flooding in the locality from the sea over-topping in storm conditions, both in 2012 and the storms in 2013/14. The statement at 5.4, in the Flood Risk Assessment of no erosion of the shingle foreshore is clearly untrue, witness the recent erosion of the foreshore and loss of the concrete slab of the viewing/seating platform adjacent Pagham Yacht Club clubhouse.

In the circumstances I would urge the District Council to Refuse the current Application as presented, or ask that flood risk measures to the new dwelling be greatly improved.

If the District Council is minded to Approve this Application, I would also urge that Permitted Development Rights are excluded and that the use of the proposed new dwelling is restricted to employees of Pagham Beach Amusements only, so that the dwelling cannot be independently let/occupied or sold.

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

Yours faithfully,



J.A. Higham MRICS
Secretary

cc. The Clerk, Pagham Parish Council
Chairman, Pagham Beach Residents Association