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18th January 2021

K Meadmore
18 A'Beckets Avenue
PO214LX

Case Officer: Amy Myer
Telephone: 01903 737776
Email: amy.myer@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: BE/148/20/OUT
Site Address: Nursery Fields Land to the North of Chalcraft Lane West Bersted PO21 5TS
Description of works: Outline application for all matters reserved, with the exception of site access, to provide up to 225 residential units with associated infrastructure, open space and vehicular and pedestrian access. This application affects a Public Right of Way.

Thank you for your internet representation made on 15th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32939

If this development is intended to be connected to the Pagham WTW then I object until and unless this treatment facility and its foul sewerage network reinforcement is enhanced/completed to provide the capacity necessary for the additional load arising from this and all other developments within its catchment area (irrespective of County border) and to meeting the following standards:

- (i) Final effluent efficacy of >98% for both Pagham and Sidlesham WTWs across all sample elements, and
- (ii) Only on 3 occasions per annum is sample testing permitted to breach WRA or UWWTD standards, and
- (iii) Sample testing to be expanded and aligned to the same sampling protocol as at Sidlesham WTW, and
- (iv) Additional effluent sampling and reporting to be conducted at not less than 2 locations within Pagham Harbour itself including for EC and IE, and
- (v) Spills of any nature, irrespective of cause or weather condition, limited to not more than 3 occasions per annum at Pagham WTW or at Sidlesham WTW, and 1 occasion per annum only at any CSO or WPS, and
- (vi) No spill is to be of a duration exceeding 5 hours per combined incident (meaning a series of spills arising at same location within any 24-hour period) and,
- (vii) Pagham Harbour to be designated a 'sensitive' area by the Environment Agency and Natural England.

Also.....regarding Highways

Highways England and WSCC Highways to implement and complete all works proposals it has undertaken to do in relation to B2166/B2145, B2145/A27, A259/A27, B2166 junctions and other junctions connecting to Pagham Road and does so before the 400th new dwelling in total is occupied in any or all developments combined where vehicular activity is expected or potentially likely to go by way of any of these junctions and

where ADC or CDC have granted (or may grant) planning consent since 18th July 2018 baseline. Meaning, irrespective of the status of any individual development, the sum of all developments will count towards this 400th total dwelling criterion.

If any planning application or revision is recommended to be approved by CDC/ADC Planning Officers or consented to by the respective approval Committees without being made subject to all these foregoing conditions, then the planning department and its approvals Committee are required to formally acknowledge that they thereafter accept full responsibility and accountability for any consequence arising from that decision.

If any application becomes subject to an appeal to the Planning Inspectorate and who overturns any decision of refusal, for reason of 'behaving unreasonably' or acting contrary to a 'presumption of sustainability, then Secretary of State for Housing, Communities & Local Government, the Secretary of State for Environment, Food & Rural Affairs or their immediate Deputy is required to issue a statement that housing targets is an overriding priority and any concerns for the environment, the community, emissions or other environmental pollution are of secondary consideration, and that DEFRA thereupon also issues a statement that Pagham Harbour ceases to be a Special Protected Area and Site of Special Scientific Interest.

The planning portal comments facility does provide for supporting documents to be attached. Therefore, supporting evidence on Pagham Harbour pollution and also a report on Highways infrastructure is being submitted separately via email.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.