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22nd January 2021

K Meadmore
18 A'Beckets Avenue
PO214LX

Dear Sir/Madam,

Case Officer: Raymond Cole
Telephone: 01903 737598
Email: raymond.cole@arun.gov.uk

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Application No: P/132/20/RES
Site Address: Land north of Hook Lane Pagham
Description of works: Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping. This application affects the setting of a listed building & falls within Strategic Site H SP2, CIL Zone 1 (Zero Rated).

Thank you for your internet representation made on 21st January 2021 which has been recorded as an objection with the comments as follows:

OWPC33142

I object to this application unless and until:

The Pagham Wastewater Treatment Works and its foul sewerage network is enhanced to provide the capacity necessary for this and all other developments and existing properties within catchment area and meet the following conditions:

- (i) Final effluent efficacy of >98% across all sampling elements ; **and,**
- (ii) Sampling / testing to be conducted at 2 locations within Pagham Harbour and to include EC and IE; and**
- (iii) Spills of any nature, and irrespective of cause or weather condition, on not more than 3 occasions per annum and of a duration not exceeding 5 hours at same location within any 24-hour period) and,**
- (iv) Pagham Harbour to be designated a 'sensitive' area by the Environment Agency and Natural England).**
- (v) If as a temporary or long-term measure wastewater is taken elsewhere (by road or by pipe), then that receiving WTW is required similarly to meet these conditions.**

Highways England and WSCC Highways to implement and complete all works proposals it has undertaken to do in relation to 'severe impact' classification under the highways studies and as otherwise additionally proposed concerning B2166/B2145, B2145/A27, A259/A27, B2166 junctions and other junctions connecting to Pagham Road, and any other works to Pagham Road or B2166 necessary in satisfaction of NPPF 2019 Clauses 109 and 110, and completes such works before the 400th new dwelling is occupied in any and all developments combined where vehicular activity is expected or likely to use these routes and where ADC or CDC have granted (or may yet grant) full and final planning consent (including Reserved Matters) since 18th July 2018 baseline. Meaning, irrespective of the status or size of any development, the sum of all dwellings so occupied in any and all developments since this date (Local Plan adopted) and irrespective of Parish or

District will count towards this 400th total criterion if vehicles from such dwellings are expected to use any of these roads or junctions.

If CDC/ADC Planning Officers recommend and DCC Councillors approve any planning application otherwise, then they are required to formally acknowledge and Minute that they accept full responsibility and accountability for any consequences arising from that decision.

The planning portal comments facility does provide for supporting documents to be attached. Therefore, a report providing evidence of Pagham Harbour pollution and also a report on Highways infrastructure shortcoming and status of mitigation proposals is submitted separately via email and should similarly be captured onto this documents folder.

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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.