

Michael Lovell BSc., MSc.
136 Rose Green Road

PO21 3EF

Your Ref: OWPC12508
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
David Innes

9th February 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application for access only - mixed use development comprising of up to 400 dwellings, a care home with up to 70 beds, a Local Centre comprising up to 2000sqm of A1/A2/A3/D1/sui generis floorspace, provision of land for a 1FE primary school (with sufficient space to ensure that it is expandable to 2FE), provision of land for a scout hut, safeguarding of land to help link the site to the Pagham Harbour Cycle Route & other community uses including public open space & allotments with some matters reserved. This application is a Departure from the Development Plan

Land South of Summer Lane & West of Pagham Road Pagham

Thank you for your internet representation made on 8th February 2017 which has been recorded as '**an objection**' with the comments as follows:

THE CHARACTER OF THE NEIGHBOURHOOD.

I object to the significant change in the character of the neighbourhood.

The Pagham Neighbourhood Plan gives a key strength as the low population density in residential areas. The plan recommended a further ~100 houses to minimise environmental impact. This development has 400 houses with plans within Pagham for > 1200 homes. There are around 3000 dwellings in Pagham.

So this development far exceeds local needs, is thus out of scale and will significantly change the character of Pagham.

Considering population density the 2011 census shows Pagham to have ~7.30 people/hectare. This development has ~ 35 DWELLINGS/ hectare and so is also completely out of keeping with local character.

FLOOD RISK ASSESSMENT

I object to the rainfall event assumptions. A Bayesian approach to rainfall events is relevant. i.e. an updating of probabilities to reflect actual events. Since there has been a 1 in 200 year event in June 2012 and similar event in winter93 the use of a 1 in 100 year model is too optimistic A new baseline is needed.

SEWAGE.

The proposal states that Southern Water have accepted the sewage flows from the site. This is in contradiction to P134/16/OUT. Taylor Wimpeys Services Appraisal has calculation from SW showing spare capacity for ~890 dwellings.

Circa 1300 new dwellings will use Pagham WWTW. Chichester DC also has a claim on the WWTW.

So far from there being spare capacity, I object to this proposal since it misrepresents the capacity at Pagham WWTW by only considering its own impact.

HABITATS REGULATIONS ASSESSMENT (HRA)

Should all of the developments currently under consideration be accepted then the effluent flows into the Ramsar site at Pagham Harbour from PWWTW could be considerably increased threatening long term damage to the environment.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Director Planning & Economic Regeneration