



Arun District Council
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9th November 2022

Mrs J Jarvis
6 Church Lane
Pagham
PO21 4NS

Case Officer: Mr D Easton
Telephone: 01903 737500 ex37361
Email: david.easton@arun.gov.uk

Dear Sir/Madam,

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

Application No: P/153/21/RES
Site Address: Land South of Summer Lane and West of Pagham Road Pagham
Description of works: Approval of reserved matters (appearance, layout, landscaping and scale) following outline planning Permission P/140/16/OUT for the erection of 375 No. dwellings, together with public open space, play space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Pagham Road. This site may affect a Public Right of Way.

Thank you for your internet representation made on 8th November 2022 which has been recorded as an objection with the comments as follows:

OWPC52354

There are many reasons why I object to this development but I am specifically concerned about the amount of flooding that this site once developed will cause to the residents of Pagham Road and Church Lane. As it is whenever there is heavy rainfall we have drains backing up in Church Lane with some residents not able to use bathrooms until the water has subsided. Southern Water are constantly being called out to unblock drains or to alleviate the situation. This is because we are on a flood plain with a very high water table. Before any more of our area is concreted over there needs to be an independent report detailing the water course (which in the past has been incorrectly detailed by developers reports) and a true assessment of what is likely to occur once this development is in place. If the amount of water that will be dispersed is pushed out sideways then all homes in the area will be directly effective leaving people with property that is unsaleable and uninsurable. There needs to be better assurance that there will be no ramifications for existing residents. My other concern is the Brent geese. The intended mitigation site hasn't worked and ADC have an obligation to make sure that a suitable site is found and proven to work before developing this site. I refer to the email from Natural England dated 18th October 2018 which states "Therefore the detailed management plan for the Brent Goose mitigation area must ensure no net loss of foraging resource to enable ADC to be certain that impacts on Brent Geese can be avoided." I don't see any proof that this is being acted on and that is a major concern!

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/what-happens-next>.

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>