



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

1st April 2022

Nigel Mundy
40 hook lane, rose green
Pagham
Bognor Regis
England
PO21 3PB

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/155/21/RES
Site Address: Land West of Pagham Road Pagham
Description of works: Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent P/140/16/OUT for the 'local centre' parcel which comprises of retail, community and commercial uses, 20 No residential apartments and a 70 bed care home.

Thank you for your internet representation made on 1st April 2022 which has been recorded as an objection with the comments as follows:

OWPC45945

All the amendments in the world are not going to make this proposal any more viable.

The site is a potential flood plain and has been for years.

I've kept my horses on the field adjacent to this proposed development for 17 years and from experience I can tell you that the water table is always high even without substantial rain fall.

This is verified by the surveyor who measures in the inspection pipes that have been installed around the site. On the 30th of this month they did a check and I witnessed the measurement of only 87mm below ground with no rainfall for weeks.

I've also read the proposal from the developers of how they plan to mitigate the displaced water from site and can safely say that their proposal cannot work.

They seem to be under the impression that the drainage ditches on the land and adjacent fields are functional and flow to the rife water course. I need to assure you that they do not.

The ditches have never been maintained properly save a flail cut on rare occasions with the cutting's being left to further block the ditch floor.

There are various culverts along the ditch lines and all are non functioning due to the continued build up of silt within them. These would all have to be attended to and the ditches dredged. Plus the ditches peter out further down the fields and would need to be renewed to the rife in order to work.

If that isn't done then the excluded water from the development will have to find somewhere else to go so that will mean flooding risk to other properties.

Another point I'd like to make is the site to the north of summer lane is proceeding without a proper drainage plan. How is this being allowed.

And how does the developer of P/155/21/Res think they can achieve proper drainage when this site is far more vulnerable to surface water than the summer lane development.

Also how can Essex county council be able to do an ecological survey of this area when they know absolutely nothing about Paghams ecology. And won't learn about it with just an occasional visit by students with a clipboard.

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>