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18th July 2022

Paul Collins
36
Manor Road
Selsey
Please select a region, state or province.
PO20 0SD

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/167/21/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 375no. dwellings, together with public open space, play space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Pagham Road (alternative to P/153/21/RES). This site may affect a Public Right of Way.

Thank you for your internet representation made on 18th July 2022 which has been recorded as an objection with the comments as follows:

OWPC49164

The details submitted in respect of those matters reserved for later approval under OPP P/140/16 OUT in this application fail to demonstrate that the development approved under that OPP can be or will be satisfactorily undertaken in accordance with the terms of the OPP and its conditions and/or the related S106 Planning Obligations and the development as now proposed would therefore be in direct conflict with Local Plan Policies H SP1, H SP2, H SP2a and of the Arun Local Plan and would, if approved and implemented as proposed prejudice delivery of the Local Plan housing strategy, contrary to paragraph 60 of the NPPF.

Insufficient information has been provided to demonstrate that there will be no adverse impact on Functionally Linked (habitat) Land for Dark Bellied Brent Geese (which are a qualifying species of the Pagham Harbour Special Protection Area) or that the proposed foul and surface water drainage scheme will not adversely affect water quality within the same Special Protection Area and this is in conflict with Arun Local Plan policies ENV DM1 & ENV DM2 and the NPPF.

Therefore it is respectfully suggested that the application is refused accordingly without further delay.

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>