

R Newman
32 Greenways

Pagham
West Sussex
PO214QE

Your Ref: OWPC26342
Our Ref: P/24/20/RES 06-03-2020
Please ask for:
Raymond Cole

14th April 2020

Dear Sir/Madam

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

Approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) and condition 7 (landscaping and layout details) following the approval of Outline planning permission P/134/16/OUT for the erection of 280 dwellings, (including affordable homes), replacement scout hut & Ambulance Community Response Post Facility; provision of a primary vehicular access from Sefter Road; demolition of No. 80 Rose Green Road & creation of a pedestrian & emergency only access; provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks. This application also lies within the parish of Aldwick. This site falls within the Pagham North SD2, CIL Zone 1 (Zero Rated).

Land North of Sefter Road & 80 Rose Green Road Pagham

Thank you for your internet representation made on 13th April 2020 which has been recorded as **'an objection'** with the comments as follows:

a) ADC's own Local Plan states that major developments must provide 10% of the total predicted energy generation on site using solar panels, air or other alternative heat pumps etc. UNLESS the developers state that it is unviable (i.e. eats into their profits ..) The Committee for Climate Change that advises the Government have stated that by 2025 at the latest, no new homes should connect to the gas grid but instead use alternative heating methods. They stated it would cost approx. £4800 to add heat pumps to a new build but £26300 retrofitting (the owners footing the bill) This is unacceptable, the builders are via ADC passing the buck to the new home owners. Remember, when was the last time you saw new builds around here with solar panels or water heating panels fitted !.

b) Taylor Wimpey are trying to mitigate the flooding we are all so conscious of by constructing very large cascaded balancing ponds at the bottom of the development behind Gills Flowers/The Coop in Rose Green Rd. where it is at its most severe. This ultimately would be pumped into the Rife which will have to accommodate the Chichester Relief Channel, the new site of 40 properties behind the Bear, the proposed 90 homes in Summer Lane, the proposed 300 + homes at Hook Lane, then 450 + homes at Pagham Rd., and the 2700 + homes proposed at Chalcraft Lane, all destined to dump their gray water (non sewage) but NITRATE loaded with no chance of this being filtered out. Southern Waters latest report states that the Pagham Rife will remain at a chemical FAIL status for at least the next 10 years.

c) The condition of the lower Pagham Rd. is contentious, during peak times and during heavy rain and flooding very hazardous, but think about this, there is much road building taking place to the East of us, think the new A259 dualling between Angmering too just past Haskins Garden Centre, the new Lyminster bypass going North from Littlehampton to the A27, the proposed re-alignment of the A29 Bognor to the A27, and the proposed improvements between Middleton on the A259 to the Tesco roundabout at Littlehampton including work on all junctions.

When considered alongside the many other planning applications currently in process, the Council are in grave danger of allowing significant over development of a rural coastal area, which will have a long term derogatory effect for generations to come, act wisely Arun and in the interests of those that elected you into post!!

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning