

K G Meadmore
18 A'Beckets Avenue
Aldwick Bay Estate
Bognor Regis
West Sussex
PO21 4LX

Your Ref: OWPC26308
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 10th April 2020 which has been recorded as **'an objection'** with the comments as follows:

1. The proposed changes to the mix and dynamics of the Affordable Homes is of sufficient materiality to exceed the Delegated Powers criterion and should therefore be put before a full Development Control Committee meeting. Such DCC meeting if intended to be held during any Government stipulated social distancing or lock-down period, should only take place if those called upon to attend as voting members of that Committee comprises the normal political proportional representative make-up and all have full interactive video conferencing facilities, and that webcasting is re-introduced so public may observe the proceedings.

2. It is noted that groundwater monitoring data was only gathered and last recorded 1st March 2019. It would be advisable and prudent for all parties concerned to re-examine the surface water management capability of this developments.

3. As I have previously conveyed, I continue to object to this and all other proposed developments in the West Sussex Strategic Development Sites exceeding 10 dwellings unless and until the following is in place before any development is permitted to commence on a site: (i) road and highways improvements as proposed and identified as needed to facilitate such developments are implemented in full without exception, (ii) such roads and (inadequate) highways improvements are in fact enhanced to properly include road widening of the whole length of Pagham Road, B2166 to its junction with B2145 and then up to the A27, and, adequate provision is made for the safety and wellbeing of pedestrians and cyclists on these highways, (iii) Pagham Harbour Natural England specified mitigation measures are implemented in order that management and monitoring can begin with a proper baseline from which to observe any impact arising from these developments, including Rife water quality, (iv) medical health GP facilities fully equipped in readiness for the additional residents arising from such new developments, (v) police and F & R recruitment and infrastructure.

Thank you

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