

Jane Collins
12 Laurel Drive
Pagham
Bognor Regis
PO21 3ND

Your Ref: OWPC26367
Our Ref: P/24/20/RES 06-03-2020
Please ask for:
Raymond Cole

15th 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 14th April 2020 which has been recorded as **'an objection'** with the comments as follows:

I object to a decision being made about such a contentious development at a virtual meeting of the DCC without residents being given every opportunity to respond and lodge their objections.

This action will be seen to be an underhand move to 'sign off' on a development in order to meet government housing targets. Local parishes, councils and residents should not be put under pressure by developers, it is not democratic and the Coronavirus situation should not be seen as a 'free pass' for developers.

The Committee for Climate Change that advises the Government has stated that by 2025 at the latest, no new homes should connect to the gas grid but instead use alternative heating methods, even your 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. Recent developments indicate that builders are passing the buck to the new home owners, this year, have we learned nothing about sustainability, climate change and alternative measures from what has happened so far this year

The construction of a very large cascaded balancing pond at the bottom of the development in Rose Green Road, in an attempt to mitigate flooding, is planned for where it is at its most severe (we have all seen the 'Lake Sefter' grow via views on social media) This grey (nitrate loaded, non sewage, non filtered) water ultimately would be pumped into the Rife which is expected 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 Road and the 2700 + homes proposed at Chalcraft Lane. Southern Water is overwhelmed but cannot refuse connection only impose conditions. ADC's recent record for ensuring these condition are met is very suspect and they have already been questioned about ensuring compliance on other developments in the area. Surface water is already an issue from the Spinnaker View and Summer Lane development and its potential impact the Mill Farm Estate. This is yet to be

addressed by ADC drainage engineers in a promised but overdue meeting with those involved and the affected parties. .

Southern Water's latest report states that the Pagham Rife will remain at a chemical FAIL status for at least the next 10 years.

The condition of the lower Pagham Road is deteriorating yearly but there is much road building taking place to the East with the new A259 dualling between Angmering, 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 including work on all junctions BUT the Pagham Road between Pagham village and the A27 at Whyke is receiving nothing towards improving or widening the road but will have additional junctions added and minor improvements to existing junctions may be carried out.

I object to the Sefton Road Development but strongly object to the way the developers are using the Pandemic crisis to railroad it through and the DCC rolling over and using delegated powers to approve. Can they not wait until the country has some semblance of normality?

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