

Gill Witt
7 Leonora Drive

PO21 3NW

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Your Ref: OWPC26441
Our Ref: P/24/20/RES 06-03-2020
Please ask for:
Raymond Cole

20th 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 19th April 2020 which has been recorded as **'an objection'** with the comments as follows:

I wish to object to this planning application, not least because of the timing. The country is currently in lock down and an application as important as this should not be decided via a virtual meeting or conference call. It should be decided in person, in public so that all comments can be clearly heard, rather than the loudest voice over the phone/pc. Also, as online comments only are being accepted that excludes a considerable number of residents who do not have access to the internet. This application must wait a few more weeks until normal service is resumed.

This development does very little to acknowledge alternative energy sources, with no solar panels, heat pumps etc. This goes against ADC's Local Plan and the developers should make the installation at the time of construction, not leave it to the new homeowners.

The developers are planning to mitigate the severe flooding that occurs on Sefter Field (Lake) with cascaded balancing ponds at the bottom of the development, close to Rose Green Road. Does this come with a 100% guarantee of success? I doubt it. If it fails, existing nearby properties will pay the price along with new home owners, not Taylor Wimpey as they will be long gone. This water ultimately will go in the Rife, along with several other housing developments and the Chichester Relief Channel. This is only a Rife, not the River Thames! Pagham Road flooded this year, and was closed more than once, with the signed diversion being just as deep in water. My outbound/homeward route at that time was via Bognor Regis! Apart from minor works, I understand there is no improvement planned for this road. This is not acceptable.

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