

Mr. A. Pivett
20 Elbridge Crescent
Bognor Regis
PO21 4JQ

Your Ref: OWPC26478
Our Ref: P/24/20/RES 06-03-2020
Please ask for:
Raymond Cole

22nd 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 21st April 2020 which has been recorded as 'an objection' with the comments as follows:

Taylor Wimpey are trying to mitigate the surface water flooding at P/24/20/RES by constructing very large cascaded balancing ponds at the bottom of the development where it is at its most severe. This ultimately would be pumped into the Rife which will also have to accommodate the Chichester Relief Channel, the new site of 40 properties behind the Bear, the proposed 9 properties behind Sefter School, 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 into the Rife. It has been stated that this will be achieved by linking up into the original WW2 anti tank ditch/culvert at the top end of the development (pumped from the last balancing pond when it reaches a trigger point) but will be cumulative to include as well Hook, the 9 homes at the back of Sefter School and Chalcraft (which was indicated in their scoping application), unfortunately this method of disposal of the gray water element has not been fully researched by Taylor Wimpey as that route passes under Sefter Rd., down the side of Hook Lane field and then culverts along the side of a residents property and hence into view at the front of his property before culverting under Pagham Rd., hence to the Rife. I have photographic evidence of the extreme flow rates that occurred during the recent storms and it is irresponsible to believe that this route could function without damage to his property. The Rife additionally takes gray water pumped from Mill Farm residential park (271 homes). Southern Waters latest report states that the Pagham Rife will remain at a chemical FAIL status for at least the next 10 years, and additionally they DO NOT have nitrate filtration facilities at this Works exacerbating the nitrate/phosphate chemical disaster that can only negatively impact on the Nature Reserve. The mud flats can absorb carbon equivalent to rain forests but only if it is a condition that has not been damaged by high levels of nitrates which cause accelerated growth of algae which depletes the active oxygenated levels which in turn kill micro organisms and ultimately the lower food chain that depends on this food source. This has been stated by the Head of Nature England, Tony Juniper whilst giving evidence to a Commons Select Committee on pollution alongside the Head of The Committee for Climate Change that advises the Government.

Are ADC encouraging Taylor Wimpey to ignore this ?

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