

Mike Josey
Sefter Cottage
Pagham Road
Bognor Regis
PO21 3PX

Your Ref: OWPC26488
Our Ref: P/24/20/RES 06-03-2020
Please ask for:
Raymond Cole

23rd 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 22nd April 2020 which has been recorded as '**an objection**' with the comments as follows:

I write in connection with planning application P/24/20/RES. I have read Taylor Wimpey's proposals to build up to 280 homes and as the homeowner of a property that will be directly and adversely impacted, I wish to register my objection to the development on the following grounds.

1 Over development

The Taylor Wimpey proposal represents over development that will further exacerbate the pressure on local services. Our local schools, doctors, dentists and hospital are already oversubscribed and this level of development can only exacerbate the reduced level of service that we already experience. Critically, the local sewage plant is already overwhelmed with frequent discharges of raw sewage into Pagham Harbour.

2 Increased flood risk

The Taylor Wimpey development proposes to mitigate surface water flooding at Sefter Road by constructing cascaded balancing ponds at the SE corner of the development. These ponds will discharge into the Pagham Rife via a culvert under Sefter Road, a surface stream to my boundary, a culvert within my property and a further culvert under Pagham Road. This is the same stream that will also be used by balancing ponds associated with the 400 homes proposed at the adjacent P/6/17/OUT Hook Lane application.

The culvert on my property has been overwhelmed by volume of rainwater on a number of occasions and is totally incapable of discharging the additional volumes associated with either of the proposed balancing ponds.

To my knowledge, no-one from Taylor Wimpey or, indeed, Arun Planning Department has ever visited to assess the serious threat of damage to my property represented by this proposal.

3 Damage to the environment

Southern Water has recently admitted that that Pagham Rife will remain at a chemical FAIL status for at least the next 10 years as a direct result of the levels of nitrates and phosphates associated with increased volumes of grey water. In neighbouring Hampshire, building development adjacent to coastal environments has largely stopped because of concerns over the impact of rising nitrate levels. Arun DC should be protecting our environment by resisting further large housing developments.

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