

Andrew R Dove
2 Stonehill Crescent,
Pagham
Bognor Regis
PO21 3PQ

Your Ref: OWPC26509
Our Ref: P/24/20/RES 06-03-2020
Please ask for:
Raymond Cole

27th 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 25th April 2020 which has been recorded as 'an objection' with the comments as follows:

I wish to object to above planning application. This application is in total contradiction to the now global affirmations held by environment and climate change experts right across the world. This application, if allowed, will destroy a huge area of top grade, priceless, irreplaceable, food producing land. It seems that ADC is happy that covering this precious land with tons of concrete is a price worth paying. The undeniable expectation of more flooding, in the years to come, is dismissed by the developers as a "once in a 100 yrs event" and they claim to be able to 'mitigate' the chances of this happening by using "a comprehensive surface water management strategy". Try convincing the climate change experts with that statement. Just revisit the flooding that occurred early in the year for proof. The pagham road is already at saturation level and will not be able to cope when the 1,000 or so extra vehicles that this development will encourage emerging from this site to gain access to the A27.

Minor adjustments to this road will not "mitigate" the width of this road which is already unsafe due to the increase in commercial vehicles, public transport, tractors and private cars. A huge rise in dangerous levels of air pollution will be created by the increasing slow moving traffic, especially at the junction outside Mundham village school where fumes are being pumped daily onto outside playgrounds. Should not the wellbeing of childrens lungs be a priority? Why is sewage, drainage and fresh water supplies not been given a full and binding answer to the supply situation by the construction company. Leaving it to the suppliers of these services for an answer is not good enough. Why is the protection to wildlife, hedgerows and the countryside in general not being treated with the reverence it deserves. Why are so called "affordable homes" at a starting price of some £300,000 still being treated by ADC as a credible answer to our local first time buyers on average take pay of £16,000 p.a. where are the employment prospects for the hundreds of new arrivals. Who is going to guarantee Doctors, Nurses and teachers etc. to service this surge in population numbers. We all know what the construction companies reply to that will be. NOT OUR CONCERN!!

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