

GRAHAM SALTER
1 WEBB CLOSE
PAGHAM
WEST SUSSEX
PO21 4XB

Your Ref: OWPC26513
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:

This application is again an addition to the housing number already inflicted on a village that has already taken over its housing need. There is no evidence that these are needed in this area. contrary to Local Plan GEN10./GEN19. This will not safe guard our Village but add to more fluvial and pluvial flooding as in accordance to the high water table. The developers plan does give acceptable drainage strategy the area concerned is already holding a lot of water and Local Plan policy GEN11 inland flooding is only going to open this area to more on the adjoining land being a flood plain. This will not safe guard our Village but add to more fluvial and pluvial flooding as in accordance to the high water table. The developers plan does give acceptable drainage strategy the area concerned is already holding a lot of water and Local Plan policy GEN11 inland flooding is only going to open this area to more on the adjoining land being a flood plain. We should not have to extend our built up area boundary GEN2 any further. I do not believe we should put a land supply requirement upon prime versatile agricultural land. NPPF para 112 should protect this. The land proposed is of the highest grade, a valuable, indispensable food production area and should not be given up for dwellings when there is no supportive evidence that the housing is required in this area. It is fundamental that we protect our countryside character to define the strategic gap and Pagham retains its countryside ambience. Local area of character. This application has a severe negative impact on biodiversity it does not display through its design and layout any proposals that address the management of such. Nothing on the plan show that these houses are self sufficient to generate solar heating or water heating due to Paghams microclimate - local plan EMV DM4 Significant Reworking of the traffic flow out onto the B2166 and put horrendous demands on the local highways infrastructure. The local education infrastructure is currently running at full capacity therefore to accumulatively add the child product of the planning applications must be taken into account until the new school is built.

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