

Linda Skinner
11 Larchfield Close
Aldwick
PO21 4RB

Your Ref: OWPC26516
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 26th April 2020 which has been recorded as **'an objection'** with the comments as follows:

I strongly oppose this application. Firstly I believe that Arun's Local Plan is unsound as it fails to take into account climate change and rising sea levels. The area is a coastal flood plain and is at risk from coastal, tidal, ground and surface water flooding making it totally unsuitable for large scale development particularly as the area also takes excess water from Chichester and the South Downs. Locally the area is known as Lake Sefter as it has been flooded all winter and excess water has flooded the Pagham Road causing it to be closed on several occasions. Balancing ponds may take excess water but that excess then has to go somewhere and the Pagham rife is already taking a Water from developments to the north. What provision has been made for compensation for existing home owners should their homes be flooded as a result of this development?

With regard to climate change what provisions have the developers made for solar panels and underground heat pumps?

The Coronavirus has exposed our reliance on imported food and it is essential that we become more self sufficient on home grown food. The area is good agricultural land and should remain in use for this purpose. The need for food may well become more important than housing.

The area's roads are not fit for purpose, the Pagham road is already at maximum capacity and has I believe there are 43,000 truck movements from Barfoots a year.

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