

Erica Mathewson-Hoffer
61 Lincoln Avenue
Rose Green
PO21 3EW

Your Ref: OWPC26581
Our Ref: P/24/20/RES 06-03-2020
Please ask for:
Raymond Cole

28th 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 28th April 2020 which has been recorded as **'an objection'** with the comments as follows:

Appalling that Wimpey Taylor are trying to slip this through whilst the country is under Covid-19 lockdown. Thus excluding large numbers of vulnerable people not on the internet or key workers like our household already under immense time strain. Shame on you.

This is an ill considered plan. The environmental impact is massive. The flooding caused regularly on this site over winter has not been addressed. The only solutions to excess or grey water waste is to add it to the rest of the water from the 1000's of proposed homes in the area and eject it into Pagham Rife, an already overloaded system that has over the past few winters seen raw sewage discharged into unable to cope already with the amount of water in the area.

The impact from all the nitrates will have a devastating impact on the fragile nature reserve that is Pagham harbour & it's surroundings. An environmental study done if the area has already concluded that the impact of development to nature in the area would be critical, especially on an endangered bat established in the area that is on the RED list. The same study suggests the best solution for the land at Sefter Road, due to these issues, is to be reserved for nature.

On the environmental issue, these homes do not meet the councils own minimum criteria for use of renewable energy resources. And once again the massive road issues have not been addressed, with barely anything being done to Pagham Road, that will be most impacted on by any of and all of the proposed developments around this area.

This plan is not thought through & is being fuelled by greed to the detriment of the environment.

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