

Carolyn Stapely
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Rose Green Road
Bognor Regis
West Sussex
PO21 3FH

Your Ref: OWPC26579
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 27th April 2020 which has been recorded as 'an objection' with the comments as follows:

- Flooding

Large scale development in an area at risk of coastal and tidal flooding, flash flooding, surface water flooding, groundwater flooding from chalk aquifers and fluvial flooding is irresponsible. We are on a coastal plain, the land is flat and the water table is very high. Look at the recent months of flooding with significant water laying at depth ('Lake Sefter') on the proposed site and supporting a vibrant ecosystem including up to 60 swans. Pagham road and Lagness road repeatedly flooded and closed causing traffic chaos and associated hazards. Drainage of surface and ground water to the sea is slow, even more so at times of major weather events, via a small network of rife that are tide locked twice a day. We have the South Downs to the north shedding water southwards towards the coastal plain and sea. Proposals to drain water from the site to the rife and subsequently to Pagham Harbour would be at the detriment of the RSPB nature reserve. Pagham Harbour Local Nature Reserve is internationally recognised as a site for breeding shorebirds amongst many of its attributes, birds that would fail to thrive with the pollutants set to drain there from the proposed development. The 60 plus swans who made Lake Sefter their home are surely of interest and concern and should not have their habitat destroyed. The land currently supports roosting bats as well as various flora and fauna, deer have been spotted grazing before.

- Highways

In January 2019 the Hook Lane development the other side of Sefter road was refused as "the increased vehicle movements generated by the application will exacerbate capacity issues on the Local Highways Network and the mitigation measures proposed are insufficient to overcome the safety concerns resulting from the increased vehicle movements". No changes to the local roads has occurred since or is planned. Pagham Road remains overwhelmed with traffic including significant HGV travel for the local nurseries, on small underequipped dangerous winding roads. There are frequently cars in the ditches and hedgerows on the bends through Lagness and that is prior to the probable addition of 500 cars (approx 2 per household) from this development alone. There is no

extra work in the Bognor area so the likelihood is people will need to travel north to access work, causing additional traffic and increased traffic hazards, especially to those commuting by bike of which many do without the safety of a cycleway or wide lane. These roads are poorly maintained and not fit for purpose as a busy highway. A notable number of the Barfoots workforce tend to access by foot and bike along Seftor Road, the proposed access road for the development with the increased traffic making them more vulnerable as they do so on a narrow road without footpath or space to safely pass.

- Renewable energy provision

ADC local plan states major developments must provide 10% of the site total predicted energy generation on site using air, solar or heat pumps. I am not aware of plans for this within this development.

- Local amenities

Aldwick and Pagham are growing rapidly, yet the local services are unchanged. Rose Green schools and Grove House Surgery are stretched with the current population, without the demands additional families moving to the area will bring. Encouraging families to settle and establish themselves in area not equipped for them to live sustainable and safe lives is again irresponsible.

- Current usage

The land is currently agricultural with local farms supplying far and wide. This land provides income and jobs for many. At a time when locally produced food is a priority with Brexit and the Corona virus pandemic we should be protecting our sustainable farming.

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