

Mr Mrs Hall  
41 Lincoln Avenue  
Rose Green  
PO21 3EW

**Your Ref:** OWPC26563  
**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**

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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

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Thank you for your internet representation made on 27th April 2020 which has been recorded as **'an objection'** with the comments as follows:

*As Residents of 41 Lincoln Avenue we strongly object to the proposed building of 280+ homes in the Sefter Road field behind our home.*

*We are very concerned of flooding which has entered our back gardens this year and previous years and we feel Taylor Wimpy's suggestion of the ponds behind the co op and Gills Flowers will not be enough, especially as this year the lake that appeared attracted wild life of swans geese herons etc all swimming and wind surfers,*

*Southern Water has said that with all the proposes water going into Pagham Rife will remain at a chemical fail status is very worrying. We are worried that our property will be at high risk of flooding, who will help when our insurance company refuse to pay out after possibly claiming for flooding a couple of times.*

*Then there is the road which finds it hard to cope at commuting times now let alone with additional traffic!!!!*

*it would seem underhanded that*

*taylor Wimpy have entered their reserved matters when meeting are only held on a virtual link due to the current instructions.*

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](http://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