

Lawrence Tebbs
52 Hook Lane
Rose Green
Bognor Regis
PO21 3PD

Your Ref: OWPC26582
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:

I wish to object to the above planning application on the following grounds.

! The problems associated with Pagham Sewage treatment Works allowing untreated effluent into the rife and affecting the water quality in Pagham Harbour which has protected status.

2. The increased traffic resulting from the proposed development , the junction onto Sefter Road is not in a place with clear vision in either direction. The increased traffic will cause more queuing at the junction of Sefter road and Pagham Road which will also be busier if other developments are allowed . Pagham road is already overused with long delays involved at either end of the day.

3. The loss of valuable agricultural land.

4. The surface (gray) water which will contain uncontrolled levels of nitates is going to be directed into the Pagham Rife which again will affect the water quality of Pagham Harbour

The course of Pagham Rife is in a Nitrate Vunerable Zone and farmers have to manage the nitrate run off into the Rife . This planning application would cause large quantities of nitrate runoff with no control at all and be detrimental to the PROTECTED environment of Pagham Harbour.

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