

1st May 2020

Matt Swanson
31 Saint Thomas Drive
Bognor Regis
PO21 4UA

Case Officer: Raymond Cole
Telephone: 01903 737598
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Dear Sir/Madam,

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Application No: P/24/20/RES
Site Address: Land North of Sefter Road & 80 Rose Green Road Pagham
Description of works: 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).

Thank you for your internet representation made on 1st May 2020 which has been recorded as an objection with the comments as follows:

OWPC26672

The scale of development in this area is unsuitable and unsustainable

a) The plan does not meet the requirements of ADC's Local Plan which states that major developments must provide 10% of the total predicted energy generation on site using solar panels, air or other alternative heat pumps etc. The Committee for Climate Change that advises the Government have stated that by 2025 at the latest, no new homes should connect to the gas grid but instead use alternative heating methods.

b) The area is prone to flooding. Ultimately measures to try to mitigate this would be pumped into the Rife which will have to accommodate the Chichester Relief Channel, the new Spinnaker View site of 40 properties behind the Bear, the proposed 90 homes in Summer Lane, the proposed 300 + homes at Hook Lane, then 450 + homes at Pagham Rd., the 6 homes behind Sefter School and the 2700 + homes proposed at Chalcraft Lane, all destined to dump their gray water (non sewage) but NITRATE loaded with no chance of this being filtered out. Southern Waters latest report states that the Pagham Rife will remain at a chemical FAIL status for at least the next 10 years. Already we can smell foul water from our property

c) The road network is not set up to support the development. The condition of the lower Pagham Rd. is not suitable for heavy traffic - already there are many accidents, long delays and flooding. It cannot take the amount of new building going on. Already it is near impossible for me to commute to work or attempt to get to the A27 at certain times of the day

d) facilities such as doctors, schools etc are not set up to cope with increased numbers of residents

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.