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18th May 2020

Jon Barnes
15 Raleigh Road
Bognor Regis
West Sussex
PO21 3NA

Case Officer: Raymond Cole
Telephone: 01903 737598
Email: raymond.cole@arun.gov.uk

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 16th May 2020 which has been recorded as an objection with the comments as follows:

OWPC26948

Sustainability

- Transport network. The local roads adjacent to the Sefter road site can be incredibly busy at certain times of day. The main site entrance is already a difficult kink in the road with drivers approaching this corner at variable speeds, as well as the risk to pedestrians and cyclists travelling to and from the adjacent nurseries. Increased use of Sefter Road risks serious incident, both during construction with large vehicle movements and then with the addition of 200+ vehicles leaving the site for work daily once completed. I would question any assumption that suggests that a significant number of local trips will be made on public transport or by foot. An increase in local traffic around Rose Green, and onward travel to Chichester and the A27 corridor may pose a risk to air quality and public health (particularly in areas such as schools or shops where vehicles are often left running whilst waiting).
- Capacity of local services. The 2017 submitted documents indicated that housing capacity could generate accommodation for approx. 600 people. With no firm commitment from the developer/council for additional capacity in local services may never happen the existing services (Drs, shops etc) which are currently reaching capacity will have to accommodate the influx of people in the meantime.

Economics

- Employment opportunities in the local area. I do not agree that there are sufficient employment opportunities locally to necessitate the proposed development. In siting the development on the western edge of Rose Green I believe that there will be encouragement for new residents to commute further afield - reducing many of the benefits regards enhancing sustainable and locally economical viable communities.
- I suspect that market prices will ensure that these properties will exceed the national average and therefore affordability, especially in an area where employment opportunities remain low with a high proportion of typically low paid jobs locally. This may increase the likelihood of houses being used as second homes for people outside of the area, or being occupied by people not actively contributing to the local economy, thus reducing the economic argument for this development further.

Environmental

As a chartered ecologist with extensive experience of undertaking EIA and HRA I have a number of concerns that cause me to object to this proposal.

- Capacity of local sewage treatment works. I have seen little evidence that the cumulative effects of multiple development sites has been acknowledged, and the incombination effect of these developments on the nearby European sites appears poorly understood or advertised. The risk of multiple developments acting in incombination may rapidly remove capacity from the waste water treatment network, which through the OFWAT/AMP process may then take decades to improve or enhance.
- Flood risk. Parts of the Sefter Road site has been underwater for > 6 months this winter. The loss of permeable open land which will buffer this effect (to a degree) and replacement with impermeable hard standing seems at odds with the sustainable use of this landscape. Mitigating with SuDs may represent a feasible option but given the standing water observed 2019/20 I see little evidence to suggest the additional increase in hard standing and a new drainage strategy will significantly buffer flows downstream.
- Biodiversity. The creation of SUDs ponds may provide a poor mans replacement for natural habitat. Likewise the inclusion of 'grassland' areas within the site plan may provide somewhere to walk a dog but are unlikely to form a resource worthy of biodiversity

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.