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20th May 2020

Sandra Smart  
23 Lincoln Avenue  
Rose Green  
Bognor Regis  
West Sussex  
PO21 3EJ

**Case Officer:** Raymond Cole  
**Telephone:** 01903 737598  
**Email:** [raymond.cole@arun.gov.uk](mailto: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 20th May 2020 which has been recorded as an objection with the comments as follows:

OWPC27000

I have lived in Lincoln Avenue, which backs onto the proposed development site for the past 10 years. Every winter without fail this field floods considerably in the corner nearest to the coop on Rose Green Road. Each year the size of the flood area has increased and now the bulk of the flood water reaches up as far as my neighbours house at 27 Lincoln Avenue. Taylor Wimpey's plan to mitigate the flooding by constructing cascaded balancing ponds at the bottom of the development will only put added pressure on the Rife. With the Rife destined to have to accommodate Nitrate-loaded waste water of the Chichester Relief Channel, the new Spinnaker View site, the proposed 90 homes in Summer Lane, the proposed 300 + homes at Hook Lane, then 450 + home at Pagham Rd. There is no chance of this nitrate 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.

My second concern is the condition and scale of the surrounding roads to accommodate the greater influx of traffic caused by this new development, as well as the other proposed developments stated above. These roads can barely cope with the current amount of traffic and are regularly backed up or blocked due to

accidents. This will have a huge impact on our village in terms of congestion and pollution.

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](mailto: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](http://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.**