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21st May 2020

Anitra Cowley
15 Lincoln Avenue
PO21 3EJ

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 21st May 2020 which has been recorded as an objection with the comments as follows:

OWPC27079

The water level was particularly high this year. If they raise the area to build, the water would potentially enter my property. I would like a guarantee that if the water enters my land, that I will be compensated and further preventative work would be carried out.

The road system is insufficient. It takes me an hour to travel 6 miles to work in Chichester. The bus takes even longer. Before lockdown, I never exceeded 20mph on the journey. I queue to exit Lincoln Avenue. I queue to turn right onto Sefter Road, I queue to turn right onto Pagham Road, I queue all the way past the nurseries to the A27.

If you go to The Co-Op in the afternoon, the shelves are frequently bare. They will not have the capacity to store stock to meet the extra demand (they cannot meet it already).

The fear of flooding, the extra stress to my journey and having to drive to buy food will affect my mental health and that of the community.

Flooding of Pagham Rife closed the road on more than one occasion this year. Proving that is not able to cope with the water already entering the system and it took over 3 hours to get home from work.

If the infrastructure was in place (A27 at Chichester sorted, Pagham Road widened with cycle lane,

roundabout where Sefter Road joins Pagham Road). No flooding in the field for 3 years prior to the building of houses, I would not mind.

It is called 'planning' which surely means you do not build until it is safe from risk?

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](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.