



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

22nd May 2020

Susan Madden
11a Lincoln Avenue
Rose Green
Bognor Regis
West Sussex
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:

OWPC27095

The land at the back of Lincoln Avenue and Rose Green Road floods every year. It was so deep this year that 31 swans were counted swimming on the lake. Each year geese congregate in this field. Bats live and fly in the trees. Ducks are frequent visitors. Each year we barcade our back gardens to prevent the flood water coming in. How will a wild life area compensate for the huge amount of water and the water table and prevent the future flooding of nearby property? This is not a rare occurrence it happens every year as soon as it rains. Our drains are very highly located and struggle to take, already, the amount of sewage and water. The effect of additional traffic will be disasterous. It already takes weeks to get an appointment at the doctors. The local schools are already packed to capacity. Where will the other children go? At one time the planners mentioned building a school on the site, however it would be up to the council to finance and this probably won't happen so, like the North Bersted development where they built houses on the planned health centre, the same will happen. Our roads are extremely congested for village environments already and the journey into Chichester is appauling - traffic jams all the way from Sefter Road. Already a car park, try adding another 500 cars or more. These fields are an extension to the South Downs and a run a way for the water from them. Let us not

spoil the beauty of the countryside. I see they have still not sold all the houses in other developments yet - is there really the need. On the verge of a possible recession - who will buy them? Added to this is often the poor quality of new builds and the style of them. Photos have been given to the planners of the flooded fields some years ago when the plans were first brought forward. Hopefully they will take this into consideration as nothing has changed, in fact this year, the lake was bigger than ever. Please do not let them build on this beautiful part of the country.

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.