



Arun District Council
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22nd May 2020

Richard Thomas
1 The Causeway
Bognor Regis
West Sussex
PO21 4PD

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 22nd May 2020 which has been recorded as an objection with the comments as follows:

OWPC27133

My reasons for objecting are follows: -

- The proposed development site is at high risk of flooding, as evidenced in the bad weather earlier this year. The proposed control measured proposed by the developers are from an environmental perspective completely inadequate and unacceptable.
- This proposal forms part of a combined plan for more than 2,500 plus new properties. I feel that Pagham is a relatively under resourced part of the Arun District, and that the scale of this proposed development is therefore completely disproportionate. I believe that the Arun District Council should consider a more equitable spread of new properties over the entire district.
- The existing sewage facilities are not adequate to cope with peak demand. adding 2,500 plus properties to the system will completely overwhelm them, leading to increased risk of flooding at times of high rainfall.
- Lack of employment opportunities in locale will result in many new residents commuting on the Pagham

Road, and the B2166 which are already busy and dangerous, particularly during rush hour. These roads feed into the Chichester Bypass which is already congested at all times of the day. I understand that there are no improvements planned for the Pagham Road despite the increase in traffic volume that will result from these developments.

- In the summer months the water pressure to Pagham consumers drops, suggesting that there is little margin for new consumers, adding additional properties on the scale that is currently planned will create greater demand on the existing inadequate system.

- There are a limited number of GP surgeries and current over subscriptions will be exacerbated by influx of thousands more residents.

I would be grateful if you could reply in writing, advising me of the measures planned to address each of these concerns.

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.