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28th May 2020

Michael Skinner
11 Larchfield Close
Aldwick
PO21 4RB

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 27th May 2020 which has been recorded as an objection with the comments as follows:

OWPC27268

The proposed site has been flooded all winter and at times this flooding has closed the Pagham Road. I understand the developer is proposing to construct balancing ponds which would be pumped into the Pagham rife, which will also have to accommodate water run off from other proposed developments in the vicinity. Southern Waters latest report states that the Pagham rife will remain at a chemical fail status for at least the next 10 years and as this runs into Pagham Harbour nature reserve it presents an ongoing risk to protected wild life.

Development in the area will increase road traffic, the Pagham road is already in poor condition and the proposed minor improvements to junctions will do little to improve this situation therefore compromising road safety.

The area is a recognised seasonal coastal flood plain and is excellent ground for agricultural purposes, with BREXIT having been enacted the UK needs prime growing land to maintain food stocks and must be protected, the Covid 19 pandemic has shown this to be even more imperative.

Finally, why are Greenfield sites being used in preference to local area brownfield sites, numerous shops are standing empty and Covid19 has altered peoples shopping habits, perhaps an emphasis on residential area development in towns must be considered as a viable alternative.

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.