



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

1st June 2020

Jane Collins
12 Laurel Drive
Pagham
PO213ND

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 30th May 2020 which has been recorded as an objection with the comments as follows:

OWPC27342

I strongly object to the Sefter Road development. Part 3 of 3

The recently revised National Planning Policy Framework falls short of protecting Grade 1 & 2 and best most versatile agricultural land and although the Government recognises that Greenbelt policy is a constraint on development it has created a fudge to get around the problem. National Policy is worded to allow development of the 'green belt' in 'exceptional' or 'very special' circumstances and has left local councils to decide where these exist. Councils are already cash strapped for infrastructure projects and are now tasked with delivering enough new homes to meet additional needs but without the money to provide that additional infrastructure councils have to look for income from developer contributions. With green belt seen as sacrosanct to prevent development, local councils will therefore choose agricultural land to build on, land made available by landowners and sharp developers jumping on the gravy train to make a killing. Unfortunately local council planning decisions are being influenced by attractive developer money and offers of land to meet their infrastructure needs over and above building the right homes in the right places.

All proposed developments in Pagham are prone to flooding with run off from fields and roads already a

problem for the village. The Rife has been under maintained for years is expected to cope with water from the Chichester Relief Channel, the new Spinnaker View site of 40 properties behind the Bear, the proposed 90 homes in Summer Lane, the proposed 300 + homes at Hook Lane, then 450 + homes at Pagham Road, the 6 homes behind Seftor School and the 2700 + homes proposed at Chalcraft Lane, all destined to dump their gray water (non sewage) but NITRATE loaded with no chance of this 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.

To quote the NPPF 'ensuring that sufficient land is available of the right type, in the right place to support growth- including make an effective use of land- including moving to a low carbon economy'. The heart of the Framework is a 'presumption in favour of sustainable development'. Surely sustainability should include being self-sufficient and to ensure we grow enough food to feed everyone, which is affordable and grown locally to reduce the carbon footprint from import ing and transporting of goods and that we adapt our housebuilding to take account of Climate change and installing and utilising existing alternative heating methods.

This agricultural land will be lost to us forever if covered in concrete and is a criminal waste of a valuable resource.

Jane Collins

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.