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1st June 2020

Richard Starling
38 Wakefield Way
BOGNOR REGIS
West Sussex
PO21 3RS

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:

OWPC27344

I object on FOUR grounds.

First: Drainage is a major problem. The site is underwater for weeks at a time (this winter worse than ever). The proposed solution will not solve the problem. THIS IS A FLOOD PLAIN- it floods. Building more homes can only add to the problem; the roads have been inaccessible several times recently. Any further mass development will inevitably put pressure on drainage and sewage disposal; and worsen the existing problems of sea defences from Pagham eastwards.

Second: Traffic. Added more vehicles to the already inadequate roads is a disaster waiting to happen. The routes to Chichester, Pagham and Bognor/eastbound towards Littlehampton are jammed regularly now. There is not any extra capacity. Traffic volumes are already too high at peak times, and therefore dangerous. Adding further pressure to the links to Chichester and the logjams on the A27 in both directions is not sensible.

Third: The Sefter road fields are used regularly by Brent geese, lapwing and several other species which are protected. The area is adjacent to the Pagham Harbour reserve and extra pollution and hazard from waste

products and traffic will be detrimental.

Fourth: Community amenities are already overstretched. Medical, dental, emergency and educational facilities will not cope. Decreasing the amount of open space will be detrimental to community wellbeing. We also need to keep arable land in production. The looming issues of world trade changes, Brexit and the impact of the Covid-19 pandemic indicate stress on national and local supply chains.

The application is unnecessary, ill-founded, and problematic in many ways. Planning permission should be refused.

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.