



Arun District Council
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2nd June 2020

Mrs. P. K. Hickey
20 Elbridge Crescent
Bognor Regis
PO21 4JQ

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 2nd June 2020 which has been recorded as an objection with the comments as follows:

OWPC27398

This planning application is seriously flawed even at this late stage, i.e. reserved matters and this is clearly shown by the LPA's own Tree Officer issuing an objection to the reserved matters Condition 7 due to various reasons that include an outdated Arboricultural Report being used from December 2016 which should be urgently reviewed by the appointment of a new Consultant to consider some of the more important issues relating to this development. There are many 'veteran' trees on or bordering the edge of this site which are extensively covered by TPO's which have the potential to be ignored with particular emphasis on damage to root structures or even worse being subjected to substantial pruning back as future residents complain about light restriction etc., this should be taken care of at an early stage to avoid future conflict between trees and residents, by correct siting of properties. Therefore the full impact assessment report should be comprehensive and also fully aware of the bats that frequent many of these hedgerows and older trees as they feed on insects etc., noting that an assessment of their movements should be made at the correct time of the year when they are at their most active period.

There also appears to be a lack of housing however small that could meet the requirements of elderly residents within the residential mix suggested, there only being an acceptance that 196 dwellings would be private and 84 affordable although there is no indication on how this will be managed and if indeed ADC will

take the units on or some of them to provide Council supported accommodation as opposed to the definition of affordability being stretched in the direction that somehow ensures they become unaffordable.

I therefore object strongly to this Reserved Matters application as shown above, each point can be clearly linked to Policies in the Arun Local Plan which are not being adhered to.

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](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.