



Arun District Council
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8th June 2020

Tracy Alman
12 Pilgrims Way
Pagham
West Sussex
PO213LF

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 6th June 2020 which has been recorded as an objection with the comments as follows:

OWPC27560

1. It is a flood plain, if fields and trees are replaced with buildings and concrete this will be a threat to the rest of Pagham's residents. It will also be terrible news for anyone who buys these houses and suffers with flooding every year, and with insurance that won't cover them due to it being a known flood plain.
2. It's full of beautiful and rare wildlife currently, this will be completely destroyed.
3. Pagham is a small village and should be kept that way. It's already so much busier than it used to be and cannot cope with so much more traffic and people. It will spoil the village.
4. Pagham road is a nightmare already when traffic is flowing with so many holdups and accidents, it will become unbearable if all of these houses are built. Bognor road traffic is also already overloaded even with the new bypass and so is not a suitable alternative, in fact Pagham road has got much busier since the new housing was built between Bognor and Chichester as more people now divert along the Pagham road to get to chichester from Bognor.
5. The water pressure is already low in the area, and drainage bad. These extra houses will make it so much worse.

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.