



Arun District Council
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15th April 2021

Keith Meadmore
18 A'Beckets Avenue
Aldwick
Bognor Regis
PO214LX

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/49/21/RES
Site Address: Land North of Sefter Road & 80 Rose Green Road Pagham
Description of works: Application for the approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) & condition 7 (landscaping & layout details) following the grant of P/134/16/OUT for the erection of 250 No. dwellings, (including affordable homes), replacement scout hut, land for an Ambulance Community Response Post Facility, demolition of No. 80 Rose Green Road & provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks (resubmission following P/24/20/RES). This site also lies within the parish of Aldwick.

Thank you for your internet representation made on 15th April 2021 which has been recorded as an objection with the comments as follows:

OWPC35076

I Object to this application unless and until:

A) If to be connected to either Pagham or Sidlesham Wastewater Treatment Works and respective foul sewerage networks, then such treatment works and its network infrastructure is enhanced to provide the capacity necessary for this and all other developments and existing properties within its catchment area and subject to: (i) influent and effluent sample testing protocols of Pagham & Sidlesham are aligned, (ii) final effluent efficacy to achieve a value >98% across all sampling components, (iii) Environment Agency to re-classify Pagham Harbour equal to Chichester Harbour sensitive status, (iv) sample testing to include EC and IE, (v) storm water overflow spills of untreated or only partially treated wastewater to occur not more than 3 incidents per year and of duration not exceeding total combined 5 hours at same location within any 24-hour period, and, (vi) if wastewater is transported elsewhere (by road or by pipe), and irrespective of temporary or long-term, the receiving treatment works is required to similarly meet criterion (ii) and (v):

B) Highways England and WSCC Highways complete all works proposals it has undertaken to do in relation to 'severe impact' classification under the detailed highways studies carried out and as otherwise has additionally documented as proposed concerning B2166/B2145, B2145/A27, A259/A27, B2166 junctions and other junctions connecting to Pagham Road, and any other works to Pagham Road itself or B2166 in

satisfaction of NPPF 2019 Clauses 109 and 110, and completes such works before the 400th new dwelling is occupied in any and all developments combined where vehicular activity is expected or likely to use these routes and where ADC or CDC has granted (or may grant) full and final planning consent since July 2018 baseline date irrespective of the status or size of any development or planning application. 'Combined' in this context means the sum total of all dwellings occupied arising from all development sites cumulatively and includes strategic or otherwise.

C) Medical services provision appropriate for the expected community population increase from all developments is in place and fully operational before the 400th new dwelling is occupied in any and all developments combined where it is expected or likely to use these facilities and where ADC or CDC has granted (or may grant) full and final planning consent since July 2018 baseline date and irrespective of the status or size of any development or planning application. 'Combined' in this context means the sum total of all dwellings occupied arising from all development sites cumulatively and includes strategic or otherwise.

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 including your name and address 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.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.