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1st February 2021

Keith G Meadmore
18 A'Beckets Avenue
Bognor Regis
PO21 4LX

Case Officer: Raymond Cole
Telephone: 01903 737598
Email: raymond.cole@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: P/4/21/PL
Site Address: Land at Sefter Road, Hook Lane and Pagham Road Pagham
Description of works: Material change of use of land from agricultural use to use for open space. This application is a Departure from the Development Plan & is within Strategic Site SD2, CIL Zone 1 (Zero Rated).

Thank you for your internet representation made on 1st February 2021 which has been recorded as support with the comments as follows:

OWPC33376

I Support this application and concur with the reasons outlined in Supporting Statement dated 12th January. If however such application is refused and another application proceeds involving the erection of any domestic dwelling or other structure on this site, then I Object to such development application unless and until:

The points raised in the Supporting Statement to P/4/21/PL are nonetheless met.

The Pagham and Sidlesham Wastewater Treatment Works and respective foul sewerage network is enhanced to provide the capacity necessary for this and all other developments and existing properties within its catchment areas and to meeting the following conditions:

- (i) Pagham WTW sample testing protocols to be aligned with Sidlesham WTW, and
- (ii) Final effluent efficacy to be >98% across all sampling elements , and
- (iii) Sampling / testing to be conducted at 2 additional locations within Pagham Harbour and to include EC and IE, and**
- (iv) Spills of any nature, irrespective of cause or weather condition, on not more than 3 occasions per annum and of a duration not exceeding total combined 5 hours at same location within any 24-hour period where affects in any way such affects this harbour, and**
- (v) The Environment Agency and Natural England) to designate Pagham Harbour a 'sensitive' area and thereby require the bacterial disinfecting final wastewater treatment process to be installed, and**
- (vi) If wastewater is to be transported elsewhere (by road or by pipe), then irrespective of temporary or long-**

term the receiving WTW is required to similarly meet conditions (ii), (iii) and (iv).

Highways England and WSCC Highways to implement and complete all works it has undertaken to do in relation to 'severe impact' classification under the highways studies carried out and as otherwise additionally proposed concerning B2166/B2145, B2145/A27, A259/A27, B2166 junctions and other junctions connecting to Pagham Road, and any other works to Pagham Road or B2166 necessary 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 and irrespective of the status or size of any development.

If CDC or ADC Planning Departments recommend and Councillors approve any planning application otherwise, then they are required to formally acknowledge and Minute that they accept thereafter full responsibility and accountability for any consequences arising from that decision.

Evidence of Pagham Harbour pollution and also status and uncertainty of Highways infrastructure can be provided if required.

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.