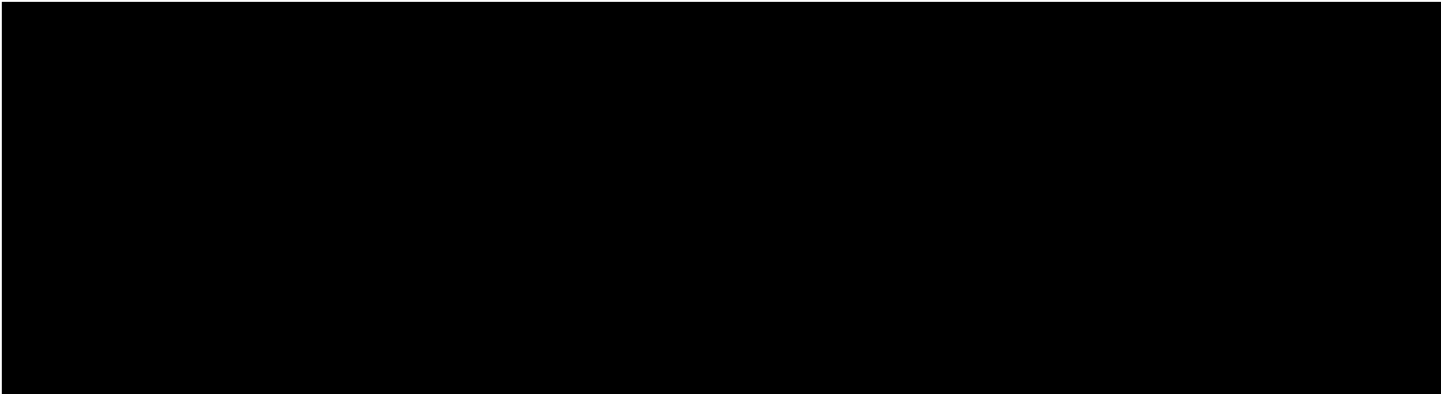




From: Simon Davis
Sent: 28 February 2020 13:33
To: Paula Hilton [REDACTED]
Cc: [REDACTED] Cllr. David Huntley [REDACTED]
Subject: RE: Planning permission for P/58/15/OUT / P70/19/RES

Dear Paula,

I'm sorry that we haven't responded to your concerns but as I believe Daniel Vick advised you at the start of the process, we do not respond to objections other than through the medium of the officer report. However, as I have now written this, I am able to provide the following responses to you now:

- (1) Conditions 12-15 of the Outline set out the requirements for the access to the site from Summer Lane, associated visibility splays, new footway on Summer Lane, realignment of Summer Lane/Pagham Road junction, other approved improvements and the new parking bay & crossing point. These conditions are all worded so as to require implementation before first occupation of the development (so occupation of the first house). Therefore, they can start work on site before undertaking the highway improvements.

In addition condition 24 of the Outline requires that the double yellow lining close to the new eastern access be implemented in accordance with the agreed details. Highways have confirmed that the TRO has been approved and so the double yellows can be implemented. However, this condition does not state that these must be in place prior to commencement.

- (2) The new widths of Summer Lane are shown on Drawing "Proposed New Road Layout" 039.5017.0701 Rev E as added to website on 26/11/19. You can view these online and use the built in measure tool.

Our Engineers have agreed the drainage scheme in principle but the developers will need to provide further details post decision to discharge (agree) conditions 10 & 11 of the Outline and also of a new drainage condition which we are imposing. The third party land improvements would consist of works to the ditch network to the west of the site including vegetation clearance and regrading. We will secure these improvements through the discharge of the outline condition 10 which states: *"The development shall not proceed until written consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run off values."*

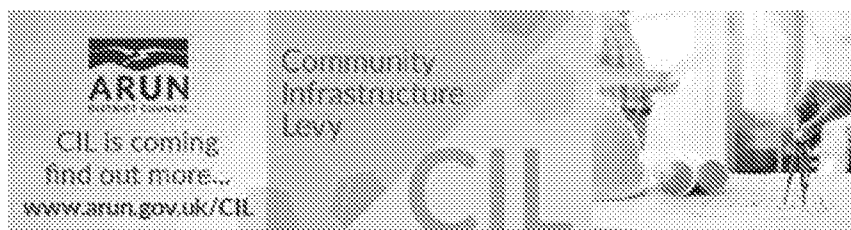
I am afraid that we cannot consider matters relating to the upkeep of private land/unadopted roads through the planning process as these are not material planning considerations. This is a private civil matter.

- (3) I accept that there are places along Summer Lane where the width is less than 4.8m however, there are also places where the width is 4.8m. I would suggest therefore that if two wide vehicles wanted to pass each other, they would not attempt to do so at the narrowest part of the road. WSCC Highways have raised no objections to the development.

- (4) The loss of wildlife/habitat is regrettable but I am afraid that we can only protect certain species through the planning process. Our ecologist considered these issues at the Outline stage and has also advised no objection on this application. Condition 8 of the outline requires the separate submission of an Ecology Mitigation Strategy for agreement.
- (5) You may have missed the Arboricultural Impact Assessment as unfortunately it was uploaded as a Substitute Plan not a Substitute Document but I can assure you it has been on the website since 26/11/19 and you can view it there (it is on there as "Impact assessment and method statement").
- (6) The Parish Council has expressed a desire to adopt the POS. The Parish do not want a playground on there and instead want pedestrian access from the POS to the playground at the village hall. This would then mean that the playground on the POS would be landscaped instead. Currently, the Section 106 Legal Agreement from the Outline requires that the POS be given to the Council therefore a Deed of Variation will be required to alter this to instead transfer it to the Parish (or it could be transferred to us and then from us to the Parish).

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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Save the environment - think before you print.

From: Paula Hilton [REDACTED]
Sent: 28 February 2020 07:30
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: [REDACTED] Cllr. David Huntley [REDACTED]
Subject: Planning permission for P/58/15/OUT / P70/19/RES

Dear Mr Davis,

I note that there has been a recent flurry of information on the planning portal re the above planning application and that final planning approval is imminent. I am therefore writing in the object to that permission being given yet as I believe insufficient information has been given to the local residents for them to be properly informed of what is to come and therefore have an opportunity to comment and raise real concerns before permission is granted.

I have previously written a letter of objection which I feel I am yet to receive a proper response to.

I have concerns was around the road and those concerns have not gone away. It was part of the outline planning permission that the road would be completed before any works commenced and that appears to have now all changed as Drew Smith cannot get permission to start the road because of other works in Pagham Road at least until late August 2020. West Sussex County Council recognised that the junction at the top of Summer Lane is dangerous and in need of change in order to accommodate the increased flow of traffic but suddenly this is no longer important and Drew Smith are to be given permission to start the development without the road being completed. Surely this is in breach of the outline planning permission if allowed to go ahead. Not only that it will be dangerous. Summer Lane is a public footpath and a well used one by cyclists, dog walkers etc. If pavements and the road is not changed as stipulated before works start the risk of a serious accident will be high.

With regard to my end of the land where the road is unadopted I am still waiting to receive the plans of what is intended re the road widening so I can comment. These plans have not been forthcoming and the changes will have a significant impact on my outlook so I want a chance to influence them. I also have real concerns about flooding in the road as during recent weeks the road has been flooding (I have pictures to show this) and this will only get worse when the developments are there. The field opposite me is considerably higher than the road and if planning permission is also given to that field (outline permission has already been approved) I can see that the water is going to have to go somewhere and the proposed road could be where it all ends up as it is on lower ground. There has been no real discussion about the unadopted part of the road and how its future up keep may affect those who have properties on that part of the road. At the moment very few cars use the unadopted road and that will all change when the development is finished. I do not want to end up living in a road where there are puddles and pot holes and no-one takes responsibility for the up keep of the road. Southern Water have to have access to their sewage plant so how will this road be maintained? I have yet to see the detailed plans for the widening of the road to comment on. Where are they?

No-one has yet satisfied me over the very real concerns about how vehicles are expected to pass each other at the narrowest points of the lane where the road is just not wide enough for larger cars / vehicles to pass one another. Currently there is no real requirement for cars to pass each other but the traffic volume is so small but in the future this will not be so and I foresee vehicles having to back onto the busy Pagham Road which will be an accident waiting to happen.

My other concern relates to climate change and future flooding. It seems to me that concerning this development and all the other large scale housing developments planned in Pagham providing social housing is the number one priority at Arun District Council and Climate Change is a very poor second. See the front page of the local paper last week. The field to the west of my property until last week was providing homes for all sorts of wildlife and then it was suddenly cleared disturbing the habitat of what was living there. This last week I have heard all sorts of animals crying out because I suspect they have lost their homes. Just like the Brent Geese who always used to land on the field until it was allowed to over grow to stop them. Having cleared the field what it has exposed is that the ground is completely water logged. It might not be a flood plain yet but the land is saturated and it could go that way. I have pictures which I will send you separately to show what the ground is like at the moment. We have been told our climate is changing and we can expect more of this wet weather in the future so I do not think this is an usual occurrence. It will become the norm. In June 2019 it was found that the water table in the field was high when tested and at that time we had not had the sort of rain we have been experiencing in recent weeks. This is a real worry to me living next door to both proposed sites. I support the views of other locals who have already written in that the drainage plans for the site are inadequate. There is mention of clearing ditches on third party land. Have the third parties been spoken to and have they given agreement to this? The other concern is that this all relies on ditches being kept clear and just whose responsibility will that be? We all know that if no-one has the responsibility nothing gets done and if this is the case there will be flooding.

Please could you arrange to make available to me a copy of the arboricultural impact assessment? Have I missed it on the portal?

Also, I previously asked for information about the Public Open Space and what it's intended use is now that the parish no longer want it to be a playground. Has this been decided and also I enquired whose responsibility it was going to be to maintain it the parishes or Arun's and again I received no response. Please could you clarify?

I would appreciate receiving the information I have requested so I can comment.

Thank you

Paula Hilton