



Arun District Council
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14th June 2021

Mike Josey
Sefter Cottage
Pagham Road
Bognor Regis
PO21 3PX

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/79/21/RES
Site Address: Land North of Hook Lane Hook Lane Pagham
Description of works: Approval of reserved matters following P/30/19/OUT for 300 No. new homes, internal roads, footpaths & cycleways, car parking & landscaping (resubmission of P/132/20/RES). This application affects the setting of a listed building & falls within Strategic Site H SP2, CIL Zone 1 (Zero Rated).

Thank you for your internet representation made on 11th June 2021 which has been recorded as an objection with the comments as follows:

OWPC37335

I wish to record my objection to Planning Application P/79/21/RES on the grounds that the proposal potentially increases the flooding risk to my property by rainwater run-off from the development. Accordingly, please record this letter as a representation objecting to the above planning application.

I am in full agreement with other objectors to this development who have highlighted additional pressure on local services such as doctors, schools, local roads and most importantly, local sewage arrangements. Southern Water is already discharging untreated sewage into Pagham Harbour and Application P/79/21/RES can only worsen this situation. For this reason alone, Councillors and officers should be refusing this application outright if they wish to protect our increasingly fragile environment.

However, as a local resident owning a property that shares a boundary with Application P/79/21/RES, I have previously written to Arun District Council to raise concerns about the stream running through my property which drains rain water from a catchment area that includes P/79/21/RES, surface water from Sefter Road, the field immediately north-east of Sefter Road and in all likelihood, the proposed Wimpey development on Sefter Road. All of this run-off water can only reach the Pagham Rife via the culvert and stream running through my property. My property has previously suffered flooding from rainwater run-off and this proposal will only increase the risk of future flood events.

Given that flooding in the vicinity of Hook Lane has been a problem for many years, I am surprised that the records for P/79/21/RES do not appear to include a formal site-specific flood risk assessment to assess the

flood risk to and from the development site. Indeed, The National Planning Policy Framework suggests that "where necessary the assessment should accompany a planning application submitted to the local planning authority." It goes on to say that such "assessment should demonstrate to the decision-maker how flood risk will be managed now and over the development's lifetime, taking climate change into account."

Whilst I accept that the P/79/21/RES includes attenuation ponds to control run-off water levels, the fact remains that when these measures reach full capacity during extreme weather events, their effectiveness is immediately negated and my property will inevitably be threatened by run-off water flooding. However, the applicant has failed to demonstrate how my property will be protected in these circumstances.

Under the NPPF guidance, the District Council has a responsibility to ensure that new developments do not pose a flood threat to properties downstream and for this reason alone, this application should be refused.

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 Planning 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 Planning 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.