



Arun District Council
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5th January 2021

Keith Meadmore
18 A'Beckets Ave
Bognor Regis
West Sussex
PO214LX

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@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/97/20/PL
Site Address: Land To North Of Summer Lane Pagham PO21 4NG
Description of works: Residential development of 36 No. dwellings (net increase of 15 over current consent P/70/19/RES) including affordable housing (additional 5 units) with associated access, parking & landscaping. This site is in CIL Zone 1 & 4 & is CIL Liable as new dwellings.

Thank you for your internet representation made on 5th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32519

I object to this development unless and until:

The Pagham Wastewater Treatment Works is enhanced to facilitate the additional load of this and all other developments within its catchment area irrespective of County border and meets the following standards:

- (i) Final effluent efficacy of >99% for both Pagham and Sidlesham WTWs across all sample elements, and
- (ii) Only on 3 occasions per annum is sample testing permitted to breach such standard, and
- (iii) Sample testing to be expanded to correspond with the WRA and UWWTD testing protocol at Sidlesham WTW, and
- (iv) Additional sampling and reporting to be conducted at not less than 2 locations within the Pagham Harbour itself including EC and IE, and
- (v) Spills of any nature, irrespective of cause or weather condition, to be limited to not more than 3 occasions per annum at Pagham WTW and at Sidlesham WTW or 1 occasion per annum only at an CSO or WPS, and
- (vi) No spill is of a duration exceeding 5 hours per combined incident (meaning a series of spills arising at same location within any 24-hour period).

(vii) Pagham Harbour to be designated a 'sensitive' area by the Environment Agency whereupon disinfecting UV equipment becomes obligatory and is installed.

If any development is permitted to proceed in the meantime on the basis that underground chambers and adoptable pumping stations are constructed at the development and tankers are used to transport wastewater to a WTW receiving centre, then this is acceptable provided the receiving WTW is itself able to meet the above criterion and a senior regional Environment Agency or OFWAT Officer issues a public statement of approval.

Highways England and WSCC Highways to implement and complete all works proposals it has undertaken to do in relation to B2166/B2145 junction, B2145/A27, A259/A27, Pagham Road/Sefter Road, Pagham Road/Lower Bognor Road and does so before the 400th new dwelling is occupied in any and all developments collectively which have been granted final planning consent since 18th July 2018 baseline. Meaning, irrespective of the status of any individual development, the sum of all developments will be counted towards this 400th dwelling criterion.

If any planning application or revision is recommended to be approved by ADC Planning Officers or consented to by the Development Control Committee without being made subject to all these foregoing conditions, then the planning department and DCC Committee are required to formally acknowledge that they accept responsibility and accountability for any consequence arising from that decision.

If any application becomes subject to an appeal to Planning Inspectorate on grounds ADC or Councillors having 'behaved unreasonably' and had failed to observe the presumption of sustainability in relation to such planning application, then the Secretary of State for Housing, Communities & Local Government, the Secretary of State for Environment, Food & Rural Affairs or their immediate Deputy is required to similarly issue a declaration that meeting housing targets is the priority and that concerns for the environment, the community, and of emissions are of secondary consideration or importance, and that DEFRA also acknowledges that thereupon Pagham Harbour ceases to retain its designation as a Special Protected Area and Site of Special Scientific Interest.

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.