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6th January 2025

Gillian Tebbs
52 Hook Lane
Rose Green
Bognor Regis
West Sussex
PO21 3PD

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@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/114/24/RES
Site Address: Land west of Pagham Road Pagham
Description of works: Reserved matters application (pursuant to outline permission P/178/21/OUT (APP/C3810/W/22/3302023)) for matters of appearance, landscaping, layout and scale concerning the construction of 95 new homes along with new pedestrian and cycle links, open space, landscaping, habitat creation, drainage features and associated groundworks and infrastructure. This development is in CIL zone 5 (CIL liable as new dwellings) and may affect the setting of listed buildings.

Thank you for your internet representation made on 5th January 2025 which has been recorded as an objection with the comments as follows:

OWPC73318

Dear Sir/Madam

Please see below for my comments on the planning application: P/114/24/RES.

The reasons for not allowing this planning application are the same as all the others of this type that have been put forward and not agreed with in this area.

Now and in the future, the land is extremely useful and valuable as agricultural land and as a habitat for many species of wildlife, including IUCN red listed species. This will be obliterated forever if housing is built there.

As a flood plain, the water table in Pagham is already overflowing. This has happened exactly as previous developers were warned against, before building other housing developments in the area. This disrupts existing local amenities for residents and habitats for wildlife.

The resulting extra daily footfall on to the site of RSPB Pagham Harbour, (SPA, RAMSAR, SSSI, MCZ etc.) especially by dog walkers and cyclists, will be detrimental to the wildlife that lives and migrates through the area.

Listed buildings are also detrimentally affected by flooding and excessive building in the area locally. This results in a negative change to the character of the area, that currently supports local businesses and environmental organisations.

Other amenities in the area, such as roads and sewage works are overused due to the amount of people living in the area already. The effects of this are pollution that is detrimental to the health of local people and the environment. Doctors and other health services are overstretched, and schools are oversubscribed, meaning those already living and working here receive a lesser service than they should.

We do not need any more housing developments in this area. Again, the government is taking a very short-sighted approach to the housing situation, locally and nationwide. I would suggest an entirely different approach to this issue: one that assesses use of current houses in the area and makes these (second) homeowners put them up for sale or rent to local people, especially keyworkers, at a reasonable price. I know of several that are out of use for most of the year, as the owners use them as holiday homes for only a few weeks. This is a completely unsustainable model for housing, throughout the country, and should be ended immediately.

Brownfield sites should also be redeveloped instead of using farmland. There are also several of these in the area that are neglected and underused, while valuable farmland is being concreted over for the satisfaction of politicians. (No doubt the pockets of some are being lined in the process). Those that have no clue about the population they are supposed to be serving and the environment they are supposed to be stewards of.

I would be grateful if the government would take an improved and wider-viewed stance on this matter and not just adopt the same quick fix approach it has always done.

Yours faithfully

Gillian Tebbs

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/what-happens-next>.

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/planning-application-search>

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
<https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>