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16th February 2021

Gill Witt
7 Leonora Drive
Pagham
Bognor Regis
PO21 3NW

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/132/20/RES
Site Address: Land north of 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. 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 15th February 2021 which has been recorded as an objection with the comments as follows:

OWPC33742

This application varies significantly from the originally approved Outline permission (P/30/19/OUT). The D1 use has gone and this is explained away in the Planning Statement and correspondence with ADC of July 2020. Was this correspondence made public at the time? It is a considerable deviation to the Outline permission that was granted. If it was made public, I certainly missed it. This area of ground is now earmarked for houses. The reserved matters application only states 300 houses, roads etc - no mention of a care home. Presumably that will also disappear in favour of more houses. This is over-development at its worst. The surrounding residential roads are well spaced with decent width roads and grass verges. This amount development is not in keeping with its location.

The plans/maps are very difficult to read on screen, and zooming in to read anything contained in the Key is impossible. It is very difficult to know what is Pagham Road, what is Hook Lane or what is Sefter Road. From memory I believe there is a planned pedestrian entrance into Hook Lane, which I am concerned will turn Hook Lane into an overflow car park for this estate as new developments rarely come anywhere near providing sufficient parking space. Hook Lane is a good wide road with very little on road parking.

Pagham Road has again flooded this year allowing only single file traffic and the diversion (if WSCC can be bothered to route a diversion) Lower Bognor Road, is as bad if not worse. This area cannot sustain any increase in traffic from 3 planned developments. It can barely cope with the current traffic volumes.

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.