

cynthia weeks
102 rose green road

po21 3ef

Your Ref: OWPC18006
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
Mr D Easton

25th April 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application for access only - mixed use development comprising of up to 400 dwellings, a care home with up to 70 beds, a Local Centre comprising up to 2000sqm of A1/A2/A3/D1/sui generis floorspace, provision of land for a 1FE primary school (with sufficient space to ensure that it is expandable to 2FE), provision of land for a scout hut, safeguarding of land to help link the site to the Pagham Harbour Cycle Route & other community uses including public open space & allotments with some matters reserved. This application is a Departure from the Development Plan

Land South of Summer Lane & West of Pagham Road Pagham

Thank you for your internet representation made on 24th April 2018 which has been recorded as **'an objection'** with the comments as follows:

Ecology concerns

I object to this greenfield land being built upon as it will displace the wildlife. Hedgehogs, field mice, dormice, voles and hares are all creatures that live in hedgerows alongside agricultural land. They depend on the slugs, insects, snails, spiders, worms and grass seed for their food. Sloe worms, frogs, toads and grass snakes also inhabit agricultural land plus the raptors that predate on them such as owls, kestrels and buzzards. In 2017 a pair of buzzards could be seen regularly flying over this land. In addition to this many birds such as skylarks, buntings, and various ground nesting birds are dependant on these fields to nest and rear their young and other birds such as swallows, swifts and goldfinches in fact all other breeding birds are dependent on the fields to supply their off spring with insects, and seeds through the summer and winter. Living in the area has enabled me to see baby hedgehogs in my garden. In 2017 I saw at least 5, unfortunately 3 of these young hedgehogs were later seen dead along Rose Green Road due to being run over. CPRE have highlighted the decline in hedgehog numbers attributing their decline to the loss of hedgerows (CPRE Spring 2018 Countryside Voice p.3) We are lucky to see them in our gardens yet they are vulnerable creatures which will continue to decline with the proposed building of Greater Bognor Urban Area which will invade their habitat further and with the increased traffic more will be run over.

Traffic concerns

With the proposed 3,700 houses in the local plan, I object to the potential 7,400 extra cars adding to the already congested road system (ADC 2018 Local Plan). 7,400 extra cars is my estimate if we assume many of the houses on the "Greater Bognor Regis Urban Area" own 2 cars (ADC 2018). Currently, Monday to Friday from 7.30 am, Rose Green Road/ Sefter Road is regularly congested with cars queueing to get onto Pagham Road and backing up on Rose Green Road. These cars are all trying to get onto the A27. The local plan talks about providing a cycle route, however the only new route I could see proposed is to run along Chalcroft Lane which will be of no use to children and adults planning to get to get to Bognor town or Chichester and beyond via the train. They will be more inclined to take the direct route to Bognor via Grosvenor Gardens which is often congested when lorry's are delivering to the COOP and Fish Lane where the road only allows single file

traffic due to parked cars. I would like to remind you that a pedestrian crossing was requested by local residents before the Osbourne Estate was built, this did not happen instead a pedestrian crossing has been provided on Nyetimber Lane which is arguably a quieter road during the work and school rush hour.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning