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27th October 2023

Rick South
9 Harbour View Road
BOGNOR REGIS
PO21 4RG

Case Officer: Mr D Easton
Telephone: 01903 737500 ex37361
Email: david.easton@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/153/21/RES
Site Address: Land South of Summer Lane and West of Pagham Road Pagham
Description of works: Approval of reserved matters (appearance, layout, landscaping and scale) following outline planning Permission P/140/16/OUT for the erection of 350 No. dwellings, together with public open space, play space, drainage, parking and associated infrastructure, landscape, ancillary and site preparation works, with access off Pagham Road. This site may affect a Public Right of Way.

Thank you for your internet representation made on 26th October 2023 which has been recorded as no objection with the comments as follows:

OWPC62622

The order of build for this development is not on the application. I note that within P/140/16/OUT, there is a specific mention of a Primary School along with other infrastructure building requirements, although again a doctors surgery is not specified. With other recent developments in the local area especially in School Lane, Spinnaker Close and the large scale development on Hook Lane already overloading existing infrastructure such as Doctors Surgery' and Schools, it would be more prudent to therefore have the infrastructure built first on this site, so as to serve the whole Pagham community and take a large burden off the existing Schools and Doctors, the nearest of which are in Rose Green. New residents coming into the area and possibly this site will find it difficult to access these infrastructure necessities without them being built first, with initial take up at the sites probably coming from the new build sites along with existing residents of the area. Consideration will also be needed from supporting organisations following recent flooding in the area especially on the road close to the entrance to the proposed site. Vehicle access to the area will also need to be improved as the current Chichester/Pagham Road will have difficulty coping with the increased vehicle traffic, especially during the building phase, when large vehicles will be required on the site to either deliver goods or be used on site, and recent flooding along that stretch of road would also need to be addressed. At the moment I have no objection to the plan although this would change should the lack of providing the infrastructure I have highlighted is built and implemented before the site is fully developed, certainly not more than 10% of houses, and possibly putting up to another 1,000 persons from a variety of different age groups once the site is fully developed from the application, into the local community with very little infrastructure support, and that the potential issues to all Pagham residents in relation to recent flooding are addressed and remedied, and that the road infrastructure is improved into and around the area.

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](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>