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6th November 2023

William Gowin
78 Pagham road
Po21 4nw

Case Officer: Jessica Riches
Telephone: 01903 737852
Email: jessica.riches@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 4th November 2023 which has been recorded as an objection with the comments as follows:

OWPC62785

This development is not sustainable. Firstly flooding in the area is a known problem and latest predictions suggest we may have lost some of the village to the sea as early as 2030, including the land bordering the proposed development site. This to me really begs the question as to why planning permission is still being granted when the unfortunate people that buy these homes will be left with worthless property and/or no property in a number of years. Further issues lie in the current road infrastructure - access into the village is problematic and almost permanently under water in the winter. Being a village bound by a nature reserve, the sea, and a highly built up town there is no other realistic solution. Adding even more cars to the road with no provision for improvement will further destroy the existing infrastructure and make life impossible for residents. It will also impact tourism and the agricultural industry we rely on. There is also not enough school space - the local primary school is full as it is. And in addition GP and dentist services are also very hard if not impossible to find. Finally there is the most important issue the impact on the local wildlife, habitats and biodiversity. Brent geese use these fields as important feeding grounds and there are red kites in the area as well as numerous other wildlife species. I mention it last as it seems to be of the least concern to the people that make these decisions. There are already an additional 800 homes being built within the village boundary and it will not cope with those in addition to any more. I appreciate that this may be futile but I hope these comments will be taken into consideration.

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>