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13th November 2023

Darren Crisp
110 Pagham Road, Pagham
PO21 4NN

Dear Sir/Madam,

Case Officer: Jessica Riches
Telephone: 01903 737852
Email: jessica.riches@arun.gov.uk

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 12th November 2023 which has been recorded as an objection with the comments as follows:

OWPC62981

I am objecting;

Infrastructure. 350 new houses, will mean around 700 more cars on a road network that is already over run. The queues to get to Chichester, and the traffic around Chichester and Bognor is already a source of great annoyance to locals. The road network cannot cope with any more vehicles using it, it was not designed for the amount of traffic that has increased, nor the other housing estates being built in the local area. Not only will this affect locals it may also put people off moving to the area leaving built houses unsold, or hard to sell as we have already seen on the smaller sites this year.

Drainage, as I am sure many other objections will list the drainage in the area is not adequate and despite what may be laid out in the building plans it will not cope with the water. This autumn hasn't even seen record amounts of rain however the roads quickly became flooded. Rain water run-off will affect existing properties leaving the new builds higher and drier. The goes for the sewage in the area too. We know all too well this this is a problem in all areas. Building new houses will not help an already overstretched infrastructure.

Environment. The land that is being built upon is a natural habitat which should be being protected not destroyed. We often see deer, foxes, and a whole range of native and visiting bird species using the fields. For owls this is an incredibly important area for hunting and surviving, including barn owls. This is also a very popular area of bats, as we all know these are protected and we can't disturb their homes, so how can it be allowed that so much of their feeding grounds can be taken away too.

The land that is being built upon is also great farmland. As such it should be used as farmland. We as a nation should be producing more of our own produce, yet we are seeing more and more local farm land granted permission for houses. This is simply wrong.

Local impact. More houses being built will have a negative impact on the area. Pagham is a village not a town or extension of Bognor or Chichester as it is fast becoming. The impact that more housing will have in the local area is immeasurable. Locals will be forced to move away, some will choose to move as the area becomes less desirable. New housing sadly is not affordable to those who live here. Young people wanting to stay in the area are simply left with no choice but to leave as wealthier persons move into the area, able to afford the expensive housing. More housing and the loss of the fields and the views we have of the downs will

Naturally impact the area too. Part of the villages charm is its open fields which can be walked across to the harbour. The views of Chichester and the South Downs, and the nature that resides here. The aesthetic of the village will be destroyed.

Yes new housing is needed but it is my view and the view of many here that Pagham has now had its fair share of new housing. With estates already being built on Summer Lane, Hook Lane, and Sefton Road. As well as smaller developments by the inglenook. The sum total of all this new housing should be taken into account and further developments refused. This is without considering other developments in the surrounding areas towards Chichester, and Bognor all of which increases pressure on local resources.

Future considerations; extreme weather and flooding is due to worsen as climate change impacts us. Building more housing in an area already at risk is irresponsible. Rising sea levels should also be considered, although this is not an immediate threat, Pagham is an at risk area due to its low lying nature in relation to the sea. History has shown how far the sea can travel inland when the beach is compromised.

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>