



Arun District Council
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13th November 2023

Anthony Crisp
110
Pagham road
Bognor regis
West Sussex
PO21 4NN

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

OWPC62984

My objection to the amended planning application remain as previously stated. The proposed sites is on valuable arable land in an area where agriculture and food production is important both for food security and employment. The land, which is on a recorded flood plain, both for the pagham rife and Lavant River overflow scheme serves as a natural sponge for excess water, off setting the risk of flooding to the established residential area. The land is adjacent to the Pagham harbour nature reserve, and the fields have sustained deer, foxes, geese, and other wildlife. That habitat will be destroyed by further development, and the grant of this application will highly likely be the gateway to further development. The current infrastructure of services is already stretched to a point of in efficiency, doctors, policing, and transport. The additional housing, bringing potentially another 700 to 1500 extra residents will place an expidientially greater strain on those services. The road network between pagham, bognor and chichester, cannot cope with current level of vehicle traffic, the queu to chichester,a distance of 6.5 miles, may take up to 40 minutes at rushour, and often is queued back to the Junction with Hook lane. An additional 360 houses is likely to bring an additional 360 to 700 additional vehicles to that congestion. There are other areas within the Chichester and Arun areas that are more suitable for regeneration and development without damaging an area of natural beauty. The development of the Arun area has for a long time stopped at the Pagham road, making it the boundary between expanding development and farmland and the green gap between Arun, chichester and Selsey, and the established community who have a right to have their voices heard believe it is the interests of the area and the communities within it to keep those boundaries. Many thanks. T Crisp

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>