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17th November 2023

Paula Hilton & Brian Biermann
Meadowsweet
Summer Lane
Pagham, Bognor Regis
West Sussex
PO21 4NG

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 16th November 2023 which has been recorded as an objection with the comments as follows:

OWPC63137

We strongly oppose this development, the present infrastructure can not take any more additional traffic, the roads out of Pagham are simply not good enough to take all of this extra traffic. Southern water are at meltdown in this area and can not cope with anymore sewage. Where is all the sewage from these properties going to go? With all of the rain we have had recently highlights the problems with sewage mixing with surface water causing sewage to overflow in many properties. We also appose the exit point of a path from the estate which is directly opposite our property in Summer Lane, there is already a path from the childrens playground built by Drew Smith opposite our property. The result, with no street lighting in Summer Lane will there will be the potential of anti social behaviour and putting the existing Summer Lane residents in danger. It is wrong to put so much social housing together in the corner of the development directly opposite our house at the end of what appears to be a cul de sac. The proposed houses that will be facing our property and all the other new properties that have just been built in Summer Lane are not in keeping with the style of properties already there and will significantly down value our homes. This is wrong. The properties should be in keeping with the development that has already been created by Drew Smith. Please look to revise them and spread the social housing throughout the estate not clump it together. Also I still havent had an answer about how exactly the footpath will enter Summer Lane as currently there is a ditch to cross which is not shown on the plan. Will it be filled in and if it is to be filled in will it cause a flooding problem as the existing ditch forms part of Drew Smiths drainage plan. Plans say land will be raised to build on to avoid flooding and i am concerned that this will mean my property will flood like the ones on Pagham Road after changes where the play park has been built.

What is happening about mitigation for the brent geese? I do not believe this has been resolved yet and therefore no building should be approved until it is. Thank you

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>