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17th January 2022

Lynn and Andrew Manley
62 Pagham Road
Nyetimber
PO21 4NW

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/155/21/RES
Site Address: Land West of Pagham Road Pagham
Description of works: Approval of reserved matters (layout, scale, appearance and landscaping) following outline consent P/140/16/OUT for the 'local centre' parcel which comprises of retail, community and commercial uses, 20 No residential apartments and a 70 bed care home.

Thank you for your internet representation made on 16th January 2022 which has been recorded as an objection with the comments as follows:

OWPC43293

Mr and Mrs A Manley
62 Pagham Road
PO21 4NW

P/153/21/RES

Regarding the following planning applications in Pagham "Could you please in addition apply my objection against the following planning applications as the objection remains the same on all the following

P/167/21/RES,
P/155/21/RES
P/158/21/RES"

At the present time the number of cars using the roads to get to either Chichester, Bognor or just to get to the A27 from Pagham is, at peak times very high. The traffic is therefore very slow and can be quite dangerous due to cyclists and very large lorries to Barfoots or delivering to local shops. Most of the junctions onto Pagham Road on the way to Chichester are 'hot spots' for accidents so any increase in the amount of traffic is likely to increase the impatience of motorists. The road structure is unable to cope with the weight of traffic. The local Doctors surgery, as with many in the country, does not have sufficient doctors to enable their patients to see a doctor within a reasonable time and often there is a wait of up to 2 weeks to get an appointment. The increase of the population will put a huge amount of extra pressure on an already stretched

service.

The same points as above can be applied to the situation of the local primary school. If parents are unable to get their children into the local school then driving them to one out of catchment will require even more cars on the road increasing air pollution and frustration.

Some of the planned developments are on prime farm land and as a country we are increasingly needing to produce locally grown food as importing it is becoming too expensive and adds too many 'air miles'. In this part of the county we have some of the best facilities for growing our own food and we feel that it is morally wrong to build on these potential food baskets.

We then come to the problem of flooding and sewage, both of which are a serious problem at the moment even before the extra demand that will be made on them. Southern Water have been fined for sewage discharge and without increasing the capacity of the water treatment works discharges will only increase. We are very lucky that we live in what is regarded as a special place to many who come on holiday to enjoy it. Pagham Harbour is a peaceful and wonderful nature reserve and one of the few undeveloped stretches of the Sussex coast. It is an internationally important wetland site for both resident and visiting birds each year. The over development of the area, whichever way you look at it, will put a huge stress on the reserve and potentially reduce the number of visitors who bring money into the area. But more importantly we may lose the international status which is so important.

It is also noted that SOS (Sussex Ornithological Society) have clearly stated that the mitigation for the Brent Geese at this site has failed. Arun DC, against the wishes of the author chose not to put this report on the portal even though it was sent to ADC in early July 2021, this has delayed further investigations by other parties. We also note that the consulting drainage engineer for these applications has also put a holding objection in place as well.

Recently the government has indicated their wish to stop building on 'greenfield sites' in preference to using brownfield areas and existing waste sites. This would suggest that planning applications for any greenfield sites should be paused, pending changes to the legislation.

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>