



Arun District Council
Arun Civic Centre
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17th January 2022

stephen lee
25 Pagham Road
Bognor Regis
West Sussex
PO21 4NP

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/158/21/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 (alternative scheme to P/155/21/RES).

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

OWPC43288

THIS APPLICATION is defective because on Sunday 16 January 2022, the day before comments were due to be received, no plans or details were available to view on line - the message was 'error - this service is not available. So the applicants should be made to re-start the application.

In any event:

Building the proposed houses will cause

1. massive traffic congestion between Pagham and Chichester at all times of day
2. major drainage and flooding issues
3. major sewage overflow issues
4. loss of prime agricultural land
5. detrimental effects on wildlife/Pagham Harbour Nature reserve
6. If granted, the road will have to be widened and a cycle lane should be constructed.
7. This development should be elsewhere on a brownfield site.
8. The houses will not sell because the road is currently inadequate for traffic and will become gridlocked during and after the development so that the development will become a white elephant/ghost town that no one wants to live in.
9. Any one of the above reasons should be enough to refuse the permission; the combination of negative factors should be overwhelmingly against it. Permission should be refused.

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>