



Arun District Council
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1st February 2022

Mr Timothy Haines
26 Barley Close
Pagham
Bognor Regis
West Sussex
PO21 3UQ

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Application No: P/178/21/OUT

Site Address: Land West of Pagham Road Pagham

Description of works: Outline application with all matters reserved (except access) for the construction of up to 106 new homes, formation of access onto Pagham Road, new pedestrian and cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works and infrastructure. This application is a Departure from the Development Plan and may affect the setting of a Listed Building.

Thank you for your internet representation made on 31st January 2022 which has been recorded as an objection with the comments as follows:

OWPC43876

I strongly object to this planning application of this particular field which is outside the Settlement Boundary for the village. This field was not included in the Hook Lane and Sefter Field developments which was passed by Arun DC in the adoptive local plan. Also the field also sits in a strategic gap for Bognor/Chichester which is needed to keep their separate identity and to stop towns merging. The field is next to a Biodiversity Opportunity Area where deer, kites, buzzards, rabbits and other wildlife. The land is also good agricultural land which has always sustained crops. We should not be building on agriculture land. Pagham Road is the most dangerous B road in the area with large HGVs travelling along it 7 days a week. There are also no footpaths past the bus stop, no cycle lanes and no lighting with various dangerous bends. It is very near another junction exiting onto the Pagham Road so close to the existing Hook Lane road and the proposed 2nd junction from Hook Lane development would be dangerous and irresponsible. Surface water flooding will also be increased with the overdevelopment of Pagham village. Also the lack of infrastructure ie doctors, dentists, schools, parking etc. The extra commuter traffic through the village from an additional 1200+ homes being built now and in the future will be increasing the size of the village by 35% which is unacceptable overdevelopment in a small village like Pagham.

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>