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8th February 2022

Leslie Collins
12 Laurel Drive
Pagham
PO21 3ND

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 7th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44121

- 1 This particular field is outside the Settlement Boundary for the village. This Settlement Boundary line was re drawn in 2018 to include the upcoming Hook Lane and Sefter Field developments and was passed by Arun DC in their recently adopted local plan. This field was not included.
- 2 The field also sits in a Strategic Gap for Bognor/Chichester which is needed to keep their separate identity and to stop towns from merging.
- 3 The field is next to a Biodiversity Opportunity Area where deer, kites, buzzards, rabbits, and other wildlife including bats, have regularly been seen by residents.
- 4 The land is good agricultural land which has always sustained crops. We should not be building on such agricultural land that can never be replaced.
- 5 Pagham Road is the most dangerous B road in the area, with large HGV 's travelling along it 7 days a week, patching potholes is not the answer as HGV's also cause very deep ruts in the mud each side of the road which slope into deep ditches. There is no footpath past the bus stop, no cycle lanes, no lighting. 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.
- 6 Surface water flooding is always a problem in the area as the water table is only a metre down. The Pagham Rife is not maintained sufficiently, ditches are not maintained, concreting over will only make the problem worse, despite the requirement of sustainable urban drainage schemes and soakaway systems.
- 7 Pagham Treatment Works is by their own admission at capacity and cannot take anymore unless upgraded. Overdevelopment and Climate change could increase the already regular unlicensed sewage spills into the

Rife.

8 Loss of view across open countryside and to Chichester.

9 Finally, the obvious lack of infrastructure, doctors, dentists, schools, parking, 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.

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>