



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

11th February 2022

George Bramley
Rookery Farm
Pagham Road
PO21 3PY

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 11th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44306

Site plan incorrect / access to watercourse. The drainage plan proposed is completely flawed. It is premised on being able to drain into a watercourse (on North side of site) that is not in or even adjacent to the Site plan. The Northern Boundary of the site is a hedge, not the watercourse. The Watercourse is set a few metres behind the hedge and is 100% outside the site plan area. Furthermore, the watercourse is not owned by the applicant, nor has any notice been given. There is (and will be) no consent given by the owner of that Watercourse (me) to discharge into the Watercourse.

Setting of listed buildings between Rookery Farm and Nyetimber Mill. Currently there is an uninterrupted line of sight from the upper floors of Rookery Farm (Listed building to the North of Site) to Nyetimber Mill (listed building to the South). The proposed development will completely block this view and irreversibly affect the setting of two listed buildings. Furthermore, the 'setting' of Rookery Farm is that of a farm house, set within fields. This development will bring the built up area right to this enclave and therefore no longer be set surrounded by Fields. This cannot be acceptable.

Footpath / Road safety fatality concerns. The field is currently leased by Barfoots (agricultural producer). It is used by all the seasonal workers living on the 100+ static homes at Sefter Farm and Bowley Farm to walk to Tesco / amenities in Pagham. It is their only approved offroad walking route to these amenities. They enter the field on North Corner and walk to South Corner by existing electrical substation. This is an established (albeit private) footpath and evidenced by the signage that is up on the north side of the field, just outside the

site area (which directs pedestrians into the field in question) Without this route, they would be forced to walk on Pagham Road from Sefter Bottom (as Barfoots do not own all of the land running parallel to Pagham Road). This is an incredibly dangerous road with no pavement or lighting and regular accidents. If this is the workers only route, it will only be matter of time before a fatality occurs.

Road safety - This development would create four junctions onto a 60mph stretch of Pagham Road within 50m of each other (hook lane, new development opposite, lane to commonmead barn and this one).

Privacy - Would irreversibly impact the setting and privacy of both the park homes to the south of the site and the Rookery Farm enclave to the North. This will be amplified if, as suggested, the development will look to change the ground level on the site.

Flood zone - as per the objection from the Environment Agency - this area is in a flood zone and building on it will increase risk to neighbouring properties.

Biodiversity - bats, deer, hares, buzzards, kites, geese, all use field. The field adjoins a Council designated Biodiversity Opportunity Area - surely this contravenes this policy.

Loss of agricultural land

Outside BUA, in strategic Gap

HELEA 2021 says unsuitable. What has changed?

Pagham already has 1000+ homes earmarked for it.

Infrastructure at moment can't cope, nevermind with 100+ more houses

Smell from digestates plant (Environmental health say no complaints but I don't believe that is true. Certainly complaints have been made direct to Barfoots by Neighbours of this facility, including myself.

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>