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18th February 2022

Colin Hamilton
Flint Barn
Lower Bognor Road
Chichester
Chichester
PO201AZ

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 18th February 2022 which has been recorded as an objection with the comments as follows:

OWPC44483

PART 1

For reasons that are not yet entirely clear, an inspection of the ARUN LOCAL PLAN (ALP) Picture 5.1 shows that some 70% of the ARUN housing target has been imposed on the western half of the district, much of it closely adjacent to Chichester district, which has certain financial advantages. The map also illustrates the inequity of housing distribution with some 40% in the Pagham beak of the district. The village thus faces an increase in size of some 30%, a clear sign of overdevelopment.

ALP policy SD SP1a provides for "development which reflects its character and role as a coastal plain with green wedges separating urban areas and high quality agricultural land.

ALP 7.1.5 states that .. "The key to protection of the countryside and landscape is the identification of the Built-Up-Area-Boundary - a policy definition which defines urban areas from that of the countryside.

ALP 7.2.1 states that "the council seeks to protect the natural environment by strictly controlling development in the countryside- .. For purposes of this plan it is defined as all land outside the Built-up-area-boundary.

Policy C SP1 states that "Outside the BUAB land will be defined as countryside and will be recognised for its intrinsic character and beauty. Development will be permitted in the countryside where it is:

- For operational needs of agriculture etc
- For quiet informal recreation or:
- For green infrastructure or:

- For diversification of the rural economy or:
- For road and/cycle schemes or
- I.a.w other policies in the Plan which refer to a specific use or type of development

This application clearly does not comply with any of those exemptions.

Policy SD SP3 also states that "The generally open and undeveloped nature of the following gaps between settlements as identified on the Policies Maps will be protected to prevent coalescence and retain their separate identity"

This site lies in the nominated Gaps between Settlements of Bognor Regis to Chichester and does not meet the criteria for development.

Policy C SP1 goes on to state that "the Council will take into account cumulative impact of development in the consideration of planning applications.

Within 2 miles of this site ADC has imposed plans to build 3700 new houses for arguably up to 10,000 people. The population of Pagham is about 6,500. No right-thinking person could possibly deny that this represents a huge level of overdevelopment. The application should be refused on this ground alone.

ALP para 13.2.9 states - - . The scale of new development should: "- - Avoid obscuring public views and skylines".

The Mill Farm estate is located immediately to the south of this site. The development at the rear of the Inglenook Hotel has already obliterated its views to the south with new and illegally built three storey houses completely overpowering the single storey homes. Residents are now faced with the threat of similar obliteration to the north, with proposed buildings located within yards of Mill Farm homes. Policy D DM1 states that developments should- ' Have minimal impact on users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance.'

This development will have very significant impact on a minimum of twenty homes located on the northern side of Mill Farm.

The application is not in compliance with this ALP policy.

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>