



Arun District Council
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18th February 2022

Colin Hamilton
Flint Barn
Lower Bognor Road
Chichester
PO20 1AZ

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:

OWPC44484

PART 2

With respect to flooding, part of this site is within the Flood Risk zone 3. Since the ADC Flood Risk Assessment has not been updated since before the introduction of the Local Plan, despite the requirement for it to be updated every two years, this assessment is questionable. According to the highly respected Climate Central forecast, at least half of this site is 'land projected to be below annual flood level in 2030'. Building on this land is clearly high risk.

Furthermore, the applicant plans to evacuate surface water via ditches outside its northern border via a single Suds pond. It is understood they will not be given permission to do so.

The National Planning Policy Framework requires the council "to assess the quality and capacity of infrastructure and its ability to meet forecast demands and to plan positively for the infrastructure required in the area". There are many residents in the west of Arun District who wonder what is happening wrt Highways, Medical and Dental Surgeries, Schools, Sewage disposal and water supply all of which are in a desperate state. With the advent of a further 3700 houses, one wonders how on earth we will manage.

The Pagham Road / B2166, which was overburdened before the adoption of the ALP, is facing disaster as each application is approved. A country lane, it is presently almost certainly in the worst condition in the county and an absolute disgrace and is no longer safe for bicyclists. Lower Bognor Road, which is a feeder lane is not much better. Until and unless a solution to the Chichester by-pass is achieved, this road leading to the B2145 will be a daily nightmare. Proposals to improve this road amount to ridiculous tinkering with

junctions and are laughable. Nothing about this application supports the ALP Transport policy indicated at T SP1.

The problem of sewage has been rehearsed many times before the Planning Committee. It is astonishing to Arun residents that planners continue to pile huge pressure on the district's sewage system which has been unable to cope with the existing loads for many years and with no prospect of improvement in sight. The result is continuous and regular release of raw sewage to our waterways. That such a situation should exist in a civilised country is a disgrace.

It is noted that this site is defined as 'Not currently developable' in the ADC 2021 HELAA register. What has changed in the last twelve months?

It is predicted that within about 15 years this country will only be able to produce enough food to feed half the population. While loss of the best agricultural land in the country does not feature in the LP it is regrettable that we condone the concreting of many acres of this vitally important land.

The conservative council of the time managed to have the ALP approved despite more than 3000 objections. I trust the Planning Committee will now do the honourable thing and comply with its own policies by refusing this application.

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>