

COLIN HAMILTON
Flint Barn
LOWER BOGNOR ROAD, LAGNESS
chichester
PO20 1AZ

Your Ref: OWPC26309
Our Ref: P/18/20/PL 19-02-2020
Please ask for:
David Spring

14th April 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Change of use from highway land to residential use for the development of 4 No. 3 bed terraced houses with associated parking & access. This application affects the setting of a listed building.

Land west of Barton House Manor Park Pagham

Thank you for your internet representation made on 10th April 2020 which has been recorded as '**an objection**' with the comments as follows:

Sir,

The fact that four lovely trees were cut down, possibly illegally, and because ADC refused a TPO is itself a disgrace. I understand there is also documentation which appears to show that local residents have a Prescriptive Right to use of this land. Before ADC responds to this application it is assumed that you will clarify the legal position.

The ancient village of Pagham has been effectively defiled by the determination of ADC to approve as many applications as possible in accordance with a hugely flawed and unpopular Local Plan. To add insult to injury an application to defile one of the few remaining green spaces in this village, effectively a small village green, has been submitted by far removed speculators of the worst kind.

Its loss will clearly be devastating for the surrounding inhabitants and completely ruin their little peaceful corner of Pagham.

I am appalled by the developer's Design and Access statement:

Para 3.4 NPPF Para 56 states' that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

The design cannot be described, in my opinion, as good and certainly does not make this place better for anyone.

Para 4.1 Opportunities (provided to the development). iv To retain areas of open spaces, which could be transferred at nil cost to the local residents. REALLY?

Para 5.1 - .. The Main Design Principles are:

i. To be in context and respect the existing residential area character.

iv. To minimise any impact on the adjoining properties

v. To create a positive visual enhancement of the locality

May I recommend that you hold a poll of local residents to see if any of these aims are achieved? This verbiage is garbage.

Para 5.1 ECC SP2 Energy & Climate Change Mitigation...the main green principles to be considered are:

ix to promote use of sustainable energy technologies

x minimise carbon emissions

(Does anyone in the council pay any attention to these objections?)

xii to be super insulated

xiii incorporation of solar panels

xiv incorporation of photovoltaic panels

These TO BE CONSIDERED. This is not good enough. It should read - WILL BE

INCORPORATED. This development has the potential to join hundreds of other new houses approved by ADC which contribute virtually nothing to carbon reduction and sustainable energy. Indeed they represent buildings which are likely to add huge levels of carbon dioxide to the environment for many years to come.

I will not prolong this objection by expanding on all the other reasons for rejecting the application such as Southern Water inability to cope with existing levels of sewage, the present saturation of Pagham Road, shortage of medical and dental facilities and quite clear over-development of this corner of Arun District.

Finally, last year the Development Control Committees rejected an application (AL/42/19/PL) on the grounds that "the development by reason of size and proximity to other dwellings would harm the residential amenity contrary to policy D DM1 of the Arun Local Plan".

I can think of no more apposite reason for you to reject this application. Please do so.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning