

Susan Gibson
9 Grosvenor Way

Bognor Regis
West Sussex
PO21 3HA

Your Ref: OWPC26346
Our Ref: P/24/20/RES 06-03-2020
Please ask for:
Raymond Cole

14th April 2020

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 -
Article 6

Approval of Reserved Matters pursuant to condition 1 (Reserved Matters details), condition 6 (Design Code Masterplan) and condition 7 (landscaping and layout details) following the approval of Outline planning permission P/134/16/OUT for the erection of 280 dwellings, (including affordable homes), replacement scout hut & Ambulance Community Response Post Facility; provision of a primary vehicular access from Sefter Road; demolition of No. 80 Rose Green Road & creation of a pedestrian & emergency only access; provision of Public Open Spaces including associated children's play areas, landscaping, drainage & earthworks. This application also lies within the parish of Aldwick. This site falls within the Pagham North SD2, CIL Zone 1 (Zero Rated).

Land North of Sefter Road & 80 Rose Green Road Pagham

Thank you for your internet representation made on 13th April 2020 which has been recorded as '**an objection**' with the comments as follows:

I would like to express my strong objection to the proposed application to build housing on the farmland off Sefter Road Pagham. I seriously urge the Council to consider the impact of this on the local area and environment and the lives of generations to come, for the following reasons:

- 1. This land is in the local flood plain and floods regularly. Southern Water cannot even at this time deal with flood and waste water in the area, they will be even less able to do so with these proposed 280 (and other in the area) proposed housing. This will lead to significant environmental pollution and impact.*
- 2. The local infrastructure, particularly the road systems cannot reasonably sustain the increased level of traffic that these new houses would generate. The local roads are already over busy and potentially dangerous, particularly regarding the 'mix' of traffic in a rural area (cars, refrigerated lorries, bicycles, tractors, buses) on a narrow winding Winter flooding B road that is the Pagham- Lagness road. Increased traffic will also increase air pollution.*
- 3. This land is precious farmland, this should be considered now more than ever. As a country we need to use it for agriculture and the provision of food and NOT housing.*
- 4. Despite promises within the application to increase local medical and educational facilities, this may not necessarily be the case. Local services are already overstretched and overburdened.*
- 5. New housing should be mindful of new and sustainable energy systems in line with Government policy and the reduction of environmental impact. This does not seem to be the case in this planning application.*

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