

Rebecca Gowin
78 Pagham Road
Pagham
Po21 4nw

Your Ref: OWPC26398
Our Ref: P/24/20/RES 06-03-2020
Please ask for:
Raymond Cole

16th 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 16th April 2020 which has been recorded as '**an objection**' with the comments as follows:

There is not the relevant infrastructure to support more houses in Pagham. In particular the road system is not fit the volume of traffic at the moment, let alone minimum 280 more cars. This was evident during the the bad weather & then maintenance work on the road in early 2020. It is not acceptable for the existing residents to queue all the way back into the village, just to get to work. Nor is it acceptable for any new residents. There is also the flooding which would only be made worse by tarmacing over even more farm land. The sewerage system can't cope, all the illegal discharges are testament to this, plus the smell from the overwhelmed summer lane facility. The destruction of wildlife areas and the proximity to the RSPB site at Pagham harbour should also be taken into consideration, with further human infraction on surrounding land the rare wildlife would inevitably suffer. It is impossible to find a dentist in the village, and getting an appointment at the doctors is very difficult without adding more residents. All in all the location and infrastructure cannot support more residents, it is already a densely populated area and would not cope with any more housing.

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