

DAWN SALTER  
1 WEBB CLOSE  
PAGHAM  
BOGNOR REGIS  
WEST SUSSEX  
PO21 4XB

**Your Ref:** OWPC26510  
**Our Ref:** P/24/20/RES 06-03-2020  
**Please ask for:**  
Raymond Cole

27th April 2020

Dear Sir/Madam

**The Town & Country Planning Act 1990 (as amended)**

**Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6**

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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

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Thank you for your internet representation made on 25th April 2020 which has been recorded as **'an objection'** with the comments as follows:

*Our village has engaged in the creation of a neighbourhood plan whereby our community shared its vision for our neighbourhood. This is due to the constraints of the Pagham Harbour imposing severe restrictions from SSSI, RAMSAR, SPA and MCZ imposed to the majority along the Southern coast. Our weakness is exposure to flood risk and coastal erosion. This application is contrary to Local Plan GEN10./GEN19. This will not safe guard our Village but add to more fluvial and pluvial flooding as in accordance to the high water table. The developers plan does give acceptable drainage strategy the area concerned is already holding a lot of water and Local Plan policy GEN11 inland flooding is only going to open this area to more on the adjoining land being a flood plain. We should not have to extend our built up area boundary GEN2 any further. I do not believe we should put a land supply requirement upon prime versatile agricultural land. NPPF para 112 should protect this. The land proposed is of the highest grade, a valuable, indispensable food production area and should not be given up for dwellings when there is no supportive evidence that the housing is required in this area. It is fundamental that we protect our countryside character to define the strategic gap and Pagham retains its countryside ambience. This application has a severe negative impact on biodiversity it does not display through its design and layout any proposals that address the management of such. Nothing on the plan show that these houses are self sufficient to generate solar heating or water heating due to Paghams microclimate - local plan EMV DM4*

*There is severe traffic congestion and safety issues along B2166 and along with poor infrastructure. The mitigation offered is not acceptable nor does it offer substantial road improvements in our area to show it would alleviate any congestion on an already congested tributary road into Chichester without. Pagham is a small rural village with limited scope for local employment and therefore people in this area rely more on private transport. The Pagham road B2166 is horrendously overcrowded and totally dangerous for cyclists and to let this development proceed will only add to unacceptable traffic impact.*

*The junction between Sefter Road and Pagham Road B2166 has severe visual constraints and the traffic increase seen from the development on to the one point of access through*

*to Pagham Road would make this require a significant reworking of the traffic flow out onto the B2166 and put horrendous demands on the local highways infrastructure. There has been no offer by the developers to improve this junctions. I note from the application there is provision for land to offer a 1FE school but not to build it in the new proposed application. Pagham cannot become affected by developers once again as it did in 2012. There is only one small local school at Rose Green to absorb the child product of these. The local Infant and Juniors school is currently running at full capacity therefore to accumulatively add the child product of the planning applications agreed in 2016 for 100 houses in Summer Lane, Pagham and consideration to this developer adding another 280 housing schemes concurrently the end result will require more than a provision of land but in fact a 2FE school should be insisted to be built to absorb the extra children as this will severely impact on our education infrastructure. For these reasons above I wish to object the planning application as Pagham has strength as a healthy district community with spirit, please help us save our village and make the right decision as the time has come for our community to be heard.*

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](http://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