

Richard Burrows
138 Rose Green Road
Bognor Regis
PI213EF

Your Ref: OWPC26572
Our Ref: P/24/20/RES 06-03-2020
Please ask for:
Raymond Cole

28th 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 27th April 2020 which has been recorded as '**an objection**' with the comments as follows:

We have all been made aware of the steps we need to take in order to avert the impending climate change disaster. We should no longer be building on best quality farmland such as this site is, as it is vital that this country should become self sufficient in food as soon as possible.

If these 280 homes are built, there will be hundreds of extra people from this area looking for work. As there are no new jobs proposed in the Bognor area, this will mean hundreds of vehicles travelling towards Chichester along the Pagham lower road which an AA report has described as the busiest unnamed road in the UK. This is a long narrow road with no pavements or cycle paths. Not only will the pollution from these vehicles be considerable and unnecessary, but there are likely to be many accidents or even deaths. Even the proposed access to this site is potentially dangerous, being onto the narrow and winding Sefter road which has poor visibility from both directions.

Southern Water has declared that it is unable to cope with the present output of grey water; until this is remedied, building hundreds of extra houses could be environmentally disastrous for the area.

Health centres, dentists and schools in this area are already overburdened. More of these facilities will have to be provided, plans for which need to be drawn up before developments such as this are even considered.

I understand that ADC's own local plan states that major developments must provide 10% of the total predicted energy generation on site using solar panels, wind, heat pumps etc. but I would expect there also to be charging facilities for the electric vehicles that we will have to drive very soon. Also I believe that the committee for climate change has recommended that new houses should no longer be connected to the gas mains but instead use alternative heating methods. Presumably these homes will comply with this recommendation, and these works will not be left for the residents to finance.

I strongly believe that, until the ramifications of Brexit and COVID-19 have become clear, and climate change has been properly addressed, developments such as this should not be allowed.

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