

Mrs Sue Darby
24 Regis Avenue

Bognor Regis
West Sussex
PO21 4HQ

Your Ref: OWPC26573
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:

I have lived or had connections with this area for many years. I have seen a huge number of residential properties built in the area but very little change to the infrastructure. The realities of living in the area are: Schools are not able to cope with more children - my grandson could not get a place locally, so has to be driven to Mundham (increasing pollution and cars using the roads). 280 more houses will probably put an extra 400+ cars on to roads that are extremely congested. At peak times the narrow minor roads towards Chichester and the A27 are overwhelmed and if there is an incident, the whole area becomes gridlocked. I have seen this field flooded many times, with about 60 swans and herons living there. Will the houses built on this flood plain be plagued with flooding? Where will the water go if the land is filled with concrete? We already suffer frequent floods on local roads. The Rife is already struggling to cope with water directed into it. Our doctors' surgeries struggle to cope with demands, we find it extremely difficult to make an appointment. This is prime agricultural land and is well used, as are all the local fields to grow significant amounts of food. To loose it goes against the pleas to be more self sufficient in our food supply.

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