

Jacquelyn Hickland  
22 Manor Park  
Nyetimber  
PO21 3JS

**Your Ref:** OWPC26583  
**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**

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

*We totally object to this project due to:*

*Infrastructure- the increased traffic this project will create will cause a gridlock getting out of our village. The surrounding roads are small village lanes which already build up with traffic from residents that already live here and with more traffic created from this suggested project will make it almost impossible to use and could put more lives in danger.*

*Flooding- this area is prone to flooding and building on this land will only cause further problems just look at the proposed area earlier this year - flooded. So much so the main road in to and out of Pagham had to be closed over a long period due to flooding and the road we were diverted to was flooded also. Most of the traffic had to come through Bognor Regis which caused delays there too!!!!*

*Safety- if you check police records you will see the amount of accidents that already occur on this small road which is the main access into and out of Pagham surely it's not rocket science to see this road will be even more dangerous with extra traffic this proposed project will create.*

*Thank you*

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