



Arun District Council
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18th May 2020

Maxine Harcourt-Kelly
42 Barrack Lane
Bognor Regis

Case Officer: Raymond Cole
Telephone: 01903 737598
Email: raymond.cole@arun.gov.uk

Dear Sir/Madam,

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Application No: P/24/20/RES
Site Address: Land North of Sefter Road & 80 Rose Green Road Pagham
Description of works: 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).

Thank you for your internet representation made on 16th May 2020 which has been recorded as an objection with the comments as follows:

OWPC26947

The issue with this development is the lack of infrastructure for roads, healthcare, education. The road system is insufficient to carry an increase as would be associated with this development. The road is already at capacity and has existing safety issues, it is not a safe road now adding further traffic would not only cause additional gridlock but risk lives. Healthcare is stretched in the area with a lack of additional GPs, there is a national shortage, this would severely impact the area. Schools would also be impacted by an unsustainable increase. Flooding in this area is a significant issue and suggestions from the developers simply suggest dumping into the Rife, where other waste water from other developments is dumped. The rife is a chemical fail and without this development is due to be a chemical fail for 10 years, completely unacceptable. Finally we need good farmland, now more than ever we and the council should understand the need for food locally grown. Concreting our countryside and simply sticking developments in gaps is not responsible planning. Poor roads, insufficient infrastructure, lack of local jobs mean this would be a sleeper town, with no benefit to local businesses. It would not generate any benefits only costs and demands on local services.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the

website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.