



Arun District Council
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22nd May 2020

Mr Alan Darby
24 Regis Avenue
Bognor Regis
PO21 4HQ

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 21st May 2020 which has been recorded as an objection with the comments as follows:

OWPC27105

The impact on the infrastructure of this area will be enormous. As it stands, the area struggles to provide enough school places for primary age children. Doctors are hard pushed to provide an adequate service; we have great difficulty making doctors' appointments that do not involve waiting days and days or even weeks. The minor roads in the area cannot cope with the volume of traffic that already exists, the suggested development of housing will involve hundreds more cars trying to exit on to an already highly congested road. At peak times, the traffic in the area is nose to tail and any incidents can and often do result in local grid lock. Even a cyclist on the road regularly and frequently causes huge tailbacks. The local roads are not fit for purpose with the current levels of traffic and the great number of large commercial vehicles that have to negotiate the roads, adding more will be untenable. Flooding is regularly an issue in the area. Every winter there are flooded roads that can become impassable. The Sefter Road site is underwater most winters. I have seen it be home to herons and swans for months at a time and also used for water sport! Where will this water go if the area is filled with concrete? In the many years that I have had an association with this area, I have seen it grow from a small, quiet community to one that is being completely overwhelmed, the infrastructure has remained very much unchanged and yet permission is being given over and over again to increase the housing. Please draw a line now and put a stop to this. There are many areas in the district that could

accommodate small developments. Why can't smaller developments be scattered around Arun rather than the huge developments that are planned for this small village?

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.