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22nd May 2020

Juliet Weymouth  
Park House, Lower Bognor Road  
Lagness  
PO20 1LF

**Case Officer:** Raymond Cole  
**Telephone:** 01903 737598  
**Email:** [raymond.cole@arun.gov.uk](mailto: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 22nd May 2020 which has been recorded as an objection with the comments as follows:

OWPC27131

I strongly object to this application. The flood mitigation proposed is not suitable nor robust. We have already seen in the local area what poor flood mitigation on new build sites can do to the local area with the poor situation at the site 6 development in north bersted, with surrounding fields totally flooded for months, horses flooded out in their paddocks and owners left to contend with dire conditions and farmers crops ruined due to water being unable to flow away through the new build estate. I do not want to see the same fate befalling Pagham. There also seems to be little to no account taken of the local road situation, with Pagham road already over capacity and only a few minor road improvements shown which will not help the road to cope with the amount of excess traffic being expected to use what is actually a minor B road all the way to Runcton and should never have been used as a main artery road to Chichester like it is now expected to be. Before local residents are expected to endure horrendous traffic conditions every morning and evening, major road improvement should be made prior to any new development being considered in the area. I travel the Lower Bognor Road and Pagham Road every day taking my children to and from school and a journey of 1.8 miles usually takes at least 25 minutes and this can increase to over an hour if there are any incidents at all in the local area. That's a typical journey speed average of under 5mph that you are expecting local residents to put up with and then that's before more residents with more cars move into the area in these proposed houses.

Can we then expect a reduced journey speed of 3mph instead? It would be quicker to walk, except for the fact that there are no pavements, no verges, no safe crossings for the entire length of that road and it is far too dangerous to walk it. Cycling along it also is extremely dangerous for the same reasons. The application does nothing to mitigate any of these issues at all, so should be rejected.

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](mailto: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](http://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.**