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28th May 2020

Amanda Henderson
45a West Front Road
Pagham
PO21 4SZ

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 27th May 2020 which has been recorded as an objection with the comments as follows:

OWPC27265

I wish to object to the above planning application. This development is in addition other applications and developments including the major extension of the commercial operations at the edge of Pagham Village.

The combined effect of all these developments will have a dramatic and detrimental effect on the community of Pagham and its neighbours and is unsustainable with regards to local infrastructure, employment and environment. Specifically:

- Access - one of the main access routes into Pagham is Pagham Road which has already been designated as one of the most dangerous roads in West Sussex. With limited public transport available people have no other choice than to drive. This busy road already has to deal with commuter and holiday traffic, cyclists, delivery vehicles, buses and agricultural and heavy goods vehicles connected with the local farms and pack house/distribution centre, that is currently planning further significant extension. There is a high instance of serious and fatal accidents on this road leading to delays and closures. The addition of over 280 homes and the lack of local businesses will significantly increase these problems. This road therefore would not be fit for purpose.

- Increased flood risk - any additional development will further increase the flood risk to the area, that is already challenged with heavy sustained rainfalls due to surface water from the soil/subsoil already saturated from the rife and drainage ditches. Pagham is already at significant threat from coastal flooding due to coastal erosion which, ironically, is of little concern to the authorities.
- Current drainage and sewerage systems are under strain before any additional developments. How will the additional grey water and increased nitrates be handled?
- Health Service - doctors and dental surgeries in Pagham are currently under pressure within their catchment area. With the crisis in recruiting new GP's, additional housing will only further increase this pressure.
- Education- the local schools are already oversubscribed and cannot take on more pupils. With each development promising a new 1 or 2 form entry primary school indicates there appears no rationalisation across these proposed developments for an effective solution only an opportunity to build more homes on 2 of the 3 sites. What provision has been factored in for the secondary schools that will be needed over the coming years? Where will the additional teachers needed be recruited from?
- What is Pagham's need for additional 280 homes with the prospect of more in coming years when there is no local business or industry?

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In summary this application combined with the other proposed developments are unsustainable in this area, that is surrounded by prime agricultural land and a highly protected nature reserve. They are disproportionate with the rest of the village and serviced by a road that is currently not fit for purpose. The additional strain put upon the current infrastructure will be to the detriment of the current community of Pagham and only assuages government dictates and imposed quotas, with no consideration of the genuine needs of Pagham and its neighbours.

Current infrastructure is barely coping with the current size of Pagham. When considering proposals that will increase the size (and demand) by at least 35%, this will have a negative impact on all concerned. If allowed to proceed, who will take responsibility for this action and its long term effects?

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.