



Arun District Council
Arun Civic Centre
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1st June 2020

Jane Collins
12 Laurel Drive
Pagham
PO213ND

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 30th May 2020 which has been recorded as an objection with the comments as follows:

OWPC27339

I strongly object to the Sefter Road development. Part 1 of 3

Pagham is a small village of 6,300 people just outside Bognor Regis and edged by the sea, a Nature Reserve and farming and horticultural communities. There is concern about the many changes that will affect our village and surrounding areas as a result of emerging planning applications totalling 3700 homes across 5 strategic sites, mainly allocated on prime agricultural land with 35% of the homes allocated to just two of those sites in addition to the 130 homes already agreed for the centre of the village. 50% of the new allocations are within the 5km zone for Pagham Harbour Nature Reserve, which is one of the best places for wildlife in the UK, covering approximately 600 hectares and has LNR, SSSI, SAM, MCZ, RAMSAR and SPA status.

Arun has already recognised the high proportion of elderly living within the District and has identified it as a key challenge, with a below average proportion of working age residents the conclusion drawn is that workers will commute in and out of Pagham, thereby creating more traffic on already congested road and not one penny being allocated to improve or widen the Pagham Road, just some minor improvements to junctions. This does not contribute to a low carbon economy.

The offer to include land as a sweetener is only an offer of land, who will build the school, scout hut or Ambulance Post and who will pay for them? I suggest they will not be built due to Council constraints especially now with all belts being tightened in the current climate and the land will be used for additional housing. Where then is the social support to access services for health and cultural well being for present and future generations?

The impact on our infrastructure, which is in many areas already at capacity, will be catastrophic. I do believe housing is necessary to grow and provide a future for young and old alike but it must be tempered with a common sense approach on how this can be achieved for the benefit of all. There is a rising swell of opposition against the numbers and placement of houses being brought forward. In this particular area we have the added concern of losing agricultural land and are fighting an apparent lack of consideration to acknowledge that we must plan for future food supplies and production and keep the best land for growing food.

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](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.