

Maureen Cook
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Bognor Regis
Bognor Regis
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Your Ref: OWPC22288
Our Ref: P/30/19/OUT 26-03-2019
Please ask for:
Mr D Easton

23rd April 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for the construction of up to 300 No. new homes, a care home of up to 80 beds, D1 uses of up to 4,000 sqm including a 2 form entry primary school, the formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application may affect the setting of a listed building (resubmission following P/6/17/OUT).

Land north of Hook Lane Pagham

Thank you for your internet representation made on 21st April 2019 which has been recorded as **'an objection'** with the comments as follows:

The original planning application was refused and nothing has altered in terms of infrastructure, roads, drainage, services, amenities so why is this being submitted again?

There is a serious risk of flooding if this massive additional pressure is put on the drainage and sewage systems.

This is prime agricultural land that has been farmed for generations and is a vital agricultural space between the already over developed surrounding areas.

Abundant wildlife, wildfowl, flora, fauna and an ecosystem that has been a lifetime in the making. Once this has gone, it cannot be recreated.

There will be a tremendous strain on the local infrastructure that is already at bursting point, doctors, hospitals, schools, services, amenities.

The traffic situation is already at danger point with more developments in the surrounding area already affecting traffic levels. The previous refusal highlighted the inherent dangers to life that such a development would cause.

This new Planning Application must surely be refused, or there will be very serious repercussions in the area..

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control

Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning