

Chris Need
46 Hook lane
Rose Green
Bognor Regis
West Sussex
po213pd

Your Ref: OWPC22369
Our Ref: P/30/19/OUT 26-03-2019
Please ask for:
Mr D Easton

26th 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 26th April 2019 which has been recorded as **'an objection'** with the comments as follows:

I object to this application both in the manner in which it is attempting to bypass the refusal and appeal process and for the following reasons which are unchanged from the previous application Loss of high quality agricultural (actually horticultural) and its effect on a local business Barfoots

The local plan concludes that because Arun has more good agricultural land than other districts it has to build on good land, surely this is a very good reason not to build as much in Arun and especially to refuse to accommodate overspill development from adjacent districts.

Traffic and Cycling

It appears that the developer supplied traffic assessments grossly underestimate the effects on the Pagham to Chichester traffic increases along the B2166, claimed to be the busiest B Road in the UK, instead focussing on connections with the rest of Arun. It seems to have no understanding of the large percentage of residents that will work and or travel to Chichester or to Portsmouth or Southampton. This also affects public transport with links (or lack of) to Chichester ignored. As the planned A27 improvements at Chichester have now been delayed, it appears indefinitely, this surely makes this development unsustainable from a traffic point of view. When it comes to provision for cyclists it seems to suggest that residents will cycle to Chichester via Bognor and the A259 adding 40% to the distance of their journey and this is simply unbelievable.

Lack of capacity in local facilities

No spare capacity in schools (although space is allocated it would have to be built by others and the likelihood is that it would be deemed unnecessary and become houses (and a contribution to Arun..)) Also no capacity at doctors or dentists and massive parking issues in Rose Green and Pagham already and with demand for local shopping increasing. Also lack of capacity in sewage treatment plant.

To add insult to injury, it appears that any S106 monies cannot be spent on infrastructure improvements in Pagham but will be spent in other areas of Arun eg Secondary Schools in Felpham, leisure centres in Littlehampton

Adverse effects on the Environment

The Environmental impact assessment must have been undertaken with eyes closed as it completely ignored the use of this area as a territory for a pair of sparrowhawks, bats,

feeding area for brent Geese (provided the landowner hasn't burnt off the winter cover..) and numerous other species. It currently has a resident Buzzard.

More suitable sites

There are a number of far more suitable sites in Arun (eg Ford) for large scale development, or even new towns, in areas that have far superior infrastructure. Whilst these may not be as profitable for developers as they are brownfield sites costing more to develop and maybe a less profitable mix of housing that is no reason that Arun should not direct development to these areas.

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