

Helen Wellman
96 Hawthorn Road
Bognor Regis
PO21 2DG

Your Ref: OWPC22396
Our Ref: P/30/19/OUT 26-03-2019
Please ask for:
Mr D Easton

29th 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 these plans based on the fact that 300 new homes could generate 600 more cars and the area around the development would be gridlocked during peak hours. This will adversely affect current residents, who already struggle on the dangerously bendy B2166, to travel North towards Chichester and its A27 to their place of work. There is only this one road into Pagham and the same road out and it is not adequate in its current state to cope daily with any more vehicles. There are regular RTAs on it and North Mundham already has its fair share of congestion and building houses in Pagham will affect their village life too. Also, the B2166 carries traffic out of the West of Bognor Regis because if there is a problem on the A259 then Bognor Regis residents cannot get out of Bognor so they use this as an alternative route. The extra rush hour traffic from a development in Hook Lane will adversely affect traffic flow around Bognor Regis too. The resulting traffic flow problems will be devastating to all local Pagham/Bognor Regis residents. In the last 4 years journey times have already doubled due to other new developments in the nearby area. Please take into consideration the lifestyle of current local residents who already find the traffic impossible and the health of our children, in terms of maintaining levels of low pollution, which I can only see increasing horrendously with gridlocked, stationary traffic with engines idling at peak times. I suggest you come and see for yourselves the current issues. Try it for a week....you'll soon see what I mean.

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