

Zoe Gadd
13 Avian Gardens

Bognor Regis
West Sussex
PO21 3UR

Your Ref: OWPC22390
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:

Pagham Road, Hook Lane and the surrounding area does not have the infrastructure for a development of this size and the development would put resident's safety at risk and impact quality of life.

During the construction phase, the application and report acknowledges unacceptable levels of noise.

"Shutting windows" is not an acceptable mitigation option for residents and simply not possible suitable in Spring or Summer.

300 new residential dwellings would introduce at least an additional 405 cars to the local roads, further exacerbating the frequent/daily congestion issues and traffic incidents.

The proposed 2 tier primary school would also reduce quality of life for residents via noise/sound pollution and increased traffic levels.

The report outlines 84% of pupils arrive at school by private car. This would undeniably lead to an unacceptable increase in traffic volume and noise pollution. Furthermore, The Acoustic Design For Schools mitigation option does not negate external noise.

The report acknowledges properties on Hook Lane would be impacted by noise pollution.

Furthermore, the WSCC Flood Risk Report acknowledges "the development is shown to be at high risk of ground water flooding".

The development location is inhabited by Brent Geese. Data recorded by Sussex Ornithological Society shows geese flocks in excess of 1500 between 2012 - 2017 in Pagham. The development would have an adverse effect and loss of habitat for wildlife.

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