

2nd May 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 1st May 2019 which has been recorded as 'an objection' with the comments as follows:

Members strongly objected to the application on the grounds of: Sustainability Members considered that the development does not support sustainable development and would exacerbate existing flood risks which could result in flooding to property and land and decrease the capacity of a flood plain to store or pass floodwater. Members considered that it is not clear that adequate drainage capacity exists or that appropriate drainage can be provided as part of the development. Concern was expressed by Members that floodwater could drain into Pagham Rife which is already prone to flooding.. Moreover, Members considered that the proposed development does not conserve or enhance the historic environment of the District. Members agreed that more infrastructure would need to be put in place to render the development sustainable in relation to roads, fire and rescue services, schools, police and medical and social care provision. Members further queried whether, if the proposed primary school is not required, that space would see the construction of more houses. Members also considered that the provision of a secondary school would be necessary given the increase in population as a result of this and other developments. In summary Members considered that the proposed development is an over-development of the area. Agricultural Land Members considered that the use of prime agricultural land for development is ill conceived and the loss of prime agricultural land would have a major impact on the main local industry of farming. Members further considered that the proposal will militate against the promotion and development of agricultural and other land based rural businesses and may affect sustainable tourism and leisure developments within the area. Moreover, Members considered that the development will have an unacceptable impact on adjoining occupiers, land and uses of property. Bio-Diversity Members stated that the development does not retain significant open or wooded areas which make a positive contribution to the local environment and will result in the destruction of trees protected by tree protection orders. Members further agreed that the development would result in a loss of biodiversity and habits for bats, birds and other animals. Furthermore, Members considered that the development would contribute to a decline in the quality of habitats and richness of bio-diversity. In addition, removal of hedgerows to provide 'sightlines' would result in a greater loss of biodiversity. Transport Members considered that the development does not promote the reduced need to travel, particularly by private car. Nor does it allow for the safe

movement of vehicles and pedestrians, giving priority to pedestrians.. Members considered that the already treacherous condition of Pagham Road should be resolved before any development takes place as the impact of the development on Pagham Road is unacceptable. Members stated that the development is not supported by an effective and deliverable Transport Assessment which demonstrates that the transport effect of development on the local and strategic road network can be successfully mitigated. Specifically, Members believe that proposed improvements to the A259 represent an insufficient mitigation and that the increase in traffic which will result on the road that is primarily used by residents - i.e. the Lr Bognor Road - is unsupported by the application. Members further considered that no mention has been made in relation to transport for the elderly or infirm. Therefore, Members strongly opposed the application on the grounds that it is in direct conflict with Policies SD SP1 A; SD SP1 J; ECC SP1; HERSP1; 6.24; 8.11.1; ENV DM4; SP1 A (K); T.DM.1; and TSP1, of the Arun Local Plan 2011-2031.

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