

John Sharp
28 St Thomas Drive
Pagham
PO21 4UB

Your Ref: OWPC22668
Our Ref: P/30/19/OUT 26-03-2019
Please ask for:
Mr D Easton

7th 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 3rd May 2019 which has been recorded as 'an objection' with the comments as follows:

I wish to object to the above planning application for the following reasons (not in order of priority):

Car dependent development: this development is car dependent, for the reasons stated below.

In the Traffic Plan, produced by RPS group, (which I think is somewhat naive and repetitive), there is must discussed about previous accident rates in the surrounding roads. I consider that this is spurious - it is no indicator of accidents that may, or are likely, to occur when the development is completed. Increased traffic numbers do correlate to increased accidents. Traffic is heavy leaving Pagham every morning and returning every evening at peak times. When did RPS do their traffic survey?

Cycling: Who is going to cycle to Bognor to shop? This is stated in the travel plan as likely to take about 24 minutes. This will be highly unlikely on crowded roads. Chichester is nearer: most will go there by car. Who is going to cycle anywhere when they are working in remote locations, especially at 6am?

Buses may take some of the load, providing that the services indicated survive WSCC cuts in the future. Also, if half of the residents decide to take the bus each day, there could be 300 potential passengers waiting for a bus at 7.30am to get to work in Chichester. Add to this, passengers already on the bus- workers, school children and there could be problems with capacity.

There are 300 properties being envisaged: this will mean an actual average of 2 cars per household, (not the 1.3 per household as stated by RPS), plus more, where there are likely to be children of driving age. 600 vehicles (as a minimum), plus another 950 from the other development will cause further disruption to the road system around both sites.

The demographic of age distribution has changed over the last decade or so. Retirees have been replaced by working families who use cars/ vans to get to and from work, take children to school and to socialise.

Lose of agricultural land: this is an important area to consider. The loss of any agricultural land is to be avoided. As populations increase all land capable of crop production will be needed. With the number of properties likely to be built in the Arun DC area there will be more pressure on land for crops.

Care home: this is highly unlikely to be built. Experience from other council areas is that

developers put these into applications knowing that they will not be built. They then submit a secondary planning application to build additional housing units.

If the care home is built: the number of parking spaces will be totally inadequate for an 80 bed care home. Staff numbers will be high- because of shift patterns most will arrive by car. They will need to park. Most will park in nearby side roads, creating access problems for residents. Additionally, visitors- family members and friends will arrive by car, creating further parking problems.

Localised flooding:

It is well known and documented, that the site is subject to areas of standing water after prolonged heavy rain. With the pouring of large quantities of concrete for foundations and over-sites, and the laying of asphalt for roadways. Where is this water going to go?

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