

Martin Bryant
54 Hook Lane
Rose Green
BOGNOR REGIS
Select County
po21 3pd

Your Ref: OWPC22833
Our Ref: P/30/19/OUT 26-03-2019
Please ask for:
Mr D Easton

9th 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 8th May 2019 which has been recorded as 'an objection' with the comments as follows:

This application for yet another large scale housing development in Pagham is unwanted, unnecessary and dangerous.

The surrounding roads are not suitable for such large scale housing developments. Already Pagham Road and Lagness Road are accident hotspots. Very large vehicles use the roads to access the local farms and warehouses and the almost weekly accidents cause considerable hold ups when trying to gain access to the A27. This application has vehicular access at the North End of Hook Lane, this road is increasingly busy, especially during the morning commute time, when it is used to gain access to Pagham Road by drivers trying to avoid the queues at the junction of Sefter Road with Pagham Road (these queues often tail back towards Rose Green far past the Hook Lane Junction). Locally, Pagham has no infrastructure to support developments of this scale. Our schools are full and our GP services are buckling under the strain. The sewage works at Summer Lane cannot cope at present with foul sewage being dumped in to the Rife on numerous occasions. It is revolting and have I have witnessed rivers of sewage in the Rife. Providing a parcel of land on a development of this size as provision for a school comes with no guarantee of a school being provided by the Local Authority. A similar development on the same site was refused over 10 years ago. Nothing in Pagham with regard to infrastructure has changed so how on earth can the planning committee come to any other decision but to refuse this application?

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