

Hayley Bryant
54 Hook Lane
Rose Green
Bognor Regis
West Sussex
PO21 3PD

Your Ref: OWPC22832
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:

I write to raise our strong objection to yet another large scale development in Pagham. We strongly oppose this planning application on the basis that such large scale development cannot be sustained by the area.

Pagham and the surrounding areas do not have the infrastructure to support large scale housing and the additional pressures that it will bring.

Currently, the roads connecting Pagham are not suitable for the amount of traffic that they already carry and further traffic on these roads will in no doubt make them more treacherous and congested than they already are. There are frequent accidents on the winding country B roads that also have to be used by articulated vehicles that service the farms. Gaining access to the A27 for a daily commute to work can take longer than one hour.

Rose Green Road is always busy as it serves as a route to Pagham, Aldwick, Lagness, A259 and A27. Further traffic from this new development will be too much for Rose Green Road to cope with. I notice that this new application includes adjustment to the access to the site to now include vehicular access at the north end of Hook Lane. This is likely to exacerbate the likelihood of a serious accident, as presently Hook Lane is used as a rat run to avoid the delay caused by large numbers of vehicles trying access Pagham Road North bound to Chichester at the junction with Sefter Road. Already if the Lagness Road is busy or blocked due to yet another accident, traffic will divert through Rose Green Road and this area can become gridlocked.

We can only assume, given the lack of employment prospects locally that the residents of these new homes will have to commute to their places of work. Adding this much additional traffic to the local roads will only make these problems worse.

Flooding on Sefter Road is deep and dangerous after just one day of rain. The surrounding fields flood easily on to the roads and often the Pagham/Lagness Road floods causing danger to the traffic and causing increased hold ups on already congested roads. In an area that relies on farming as part of its local industry how is developing prime farm land acceptable? The local open farmland also supports lots of wildlife, including bats, newts, owls, hawks and migrating birds that land on the pond that appears in the middle of Hook Lane field after one day of rain.

Our local services such as healthcare, and education are already massively

oversubscribed and under huge financial pressures. These services will not be able to sustain migration to the area. We note that there is provision of land for a Primary School but are doubtful of the Local Authorities ability to fund this. Local schools have been under funded by central government for years and will struggle to recover. Doctor's appointments locally are scarce and will become ever rarer if you allow such massive population growth here. Local emergency services cannot cope with the work they have now, any more pressure on them is likely to result in someone not getting an ambulance when the most need it.

Having had the opportunity, with our Parish Council, to create a Local Plan we feel let down by our District Council and can only hope, that you listen to our views and reject this application. Rose Green, Pagham and the surrounding areas cannot sustain this development. We just do not have the infrastructure to support it. We can only live in hope that members of the planning department are sensible enough to refuse this application as further housing developments are unsafe for the community of Pagham and the surrounding areas.

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