

Linda Skinner
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Aldwick
PO21 4RB

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Your Ref: OWPC22829
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 strongly object to this planning application as the site is totally unsuitable for the proposed development and has I believe been turned down in 1999 and again this year. I also understand that a Planning enquiry is scheduled for October.

The site falls within the 5k buffer zone set up to protect Pagham Harbour and as other areas in Pagham are being proposed for housing, bird feeding areas are being greatly reduced. Pagham Harbour should be a jewel in Arun's crown and should be protected from development.

The site is on a coastal flood plain and is known to flood. Flood alleviation schemes used by developers just seem to send water to other areas which previously did not flood.

Traffic on the Pagham Road is already at high levels including 43,000 lorry movements per year to Barfoots farm. Many of the junctions particularly Hook Lane and Lower Bognor Road are already extremely dangerous and additional housing and subsequent traffic movements will increase the risk. This road leads directly to the A27 which is already at capacity with no improvements planned other than some upgrades at various junctions. Our local hospital is the other side of the A27 and getting to it can be extremely difficult at rush hour.

Infrastructure in the Pagham and Aldwick areas is already overstretched, getting a doctor or hospital appointment is difficult now let alone when thousands more homes are built. There is one bus that serves the area, the 600 and the service has recently been reduced making the area more car dependent. In fact there is no direct service to St Richards hospital at Chichester!! The nearest train station is Bognor which is a branch line.

The area is mainly agricultural and has been farmed for centuries. We keep being told we need more food so why are we building on good agricultural land in an area which has a unique climate and is capable of growing at least 2 crops per year.

I also believe the Arun Local Plan is unsound and badly thought out, far too many homes

are being proposed for the west of Arun, in an area which has the least infrastructure. From what I understand allegedly Arun asked landowners willing to sell for housing or contact them. Surely this means that homes are not being built in the most suitable locations and that developers not Arun are deciding our housing plan.

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