

Cynthia Thomas
1 The Causeway
Bognor Regis
PO21 4PD

Your Ref: OWPC22854
Our Ref: P/30/19/OUT 26-03-2019
Please ask for:
Mr D Easton

10th 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 9th May 2019 which has been recorded as **'an objection'** with the comments as follows:

- *This proposal forms part of a combined plan for hundreds more new properties in the immediate are. Pagham is a relatively under resourced part of the Arun District, the scale of the combined proposed development is completely disproportionate. I believe that the Arun District Council should consider a more equitable spread of new properties over the entire district. There are alternative areas that might be considered, for example Ford, which is served by a better road network and a mainline station.*
- *The existing sewage facilities serving Pagham are barely adequate to cope with peak demand. adding 1,200+ properties to the system will completely overwhelm them, leading to increased risk of flooding at times of high rainfall.*
- *We understand that during the summer months the water pressure to Pagham consumers drops, suggesting that there is little margin for new consumers, adding additional properties or more will create greater demand on an already inadequate system.*
- *There are a limited number of GP surgeries and current over subscription will be exacerbated by influx of thousands more residents.*
- *With the current uncertainty over future food supply caused by Brexit I believe it would be wildly irresponsible to commit prime agricultural land to housing developments.*
- *Like all NHS hospitals St Richard's performs a magnificent job, however significantly increasing the number of residents that will be dependent upon this hospital for A&E will result in more protracted delays in treatment.*
- *Lack of employment opportunities in the locale will inevitably result in any new residents commuting on the Pagham Road, and the B2166 which are already busy and dangerous, particularly during rush hour. These roads feed into the Chichester Southern Bypass which is always congested at any time of the day.*

To quote the reason for the earlier planning application being rejected

"The increased vehicle movements generated by the application will exacerbate capacity issues on the Local Highways Network and the mitigation measures proposed are insufficient to overcome the safety concerns resulting from the increased vehicle movements" ...

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