

Dr Dorabella Northcott
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Bognor Regis
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Your Ref: OWPC22880
Our Ref: P/30/19/OUT 26-03-2019
Please ask for:
Mr D Easton

13th 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 10th May 2019 which has been recorded as '**an objection**' with the comments as follows:

I am writing to object to the planning application P/30/19/Out which is the same as the previous application P/6/17/OUT which was turned down and to which I objected. This application should be ruled out as the first one has gone to appeal and it has been turned down previously.

My objections remain the same, namely that this area is completely unsuitable for the large scale developments that are being proposed and in some cases being allowed as the infrastructure does not exist to support them. These are not affordable houses for the local population, this is driven from central government; such developments should go where there is a need and the population can afford them and supports them. Pagham is a small, quiet rural village and its special character must be kept.

This rural and moderately developed area borders on to the highly sensitive SSSI and Ramsar site of Pagham Harbour, one the most important wetland sites in the UK that we should be doing our utmost to preserve, not ruin. This area is prone to flooding and increased rainfall due to climate change and the predicted increase in water levels mean that no such developments should be considered in high flood risk areas.

The roads are narrow and winding and log jammed at some times of day and there are an increasing number of heavy good vehicles serving the food packing plants along the road. They cannot take much more traffic. It is becoming usual to sit in slow crawling traffic all the way to the A27. How can these roads take the proposed additional traffic? The topography prevents easy change. Whoever lives in these houses will be driving some distance to work so adding to the increasing air pollution, traffic congestion and road wear.

Health and education services and also the few local shopping facilities and parking are already stretched; this additional burden will be unsustainable.

This development will lead to the loss of more very productive farmland and as we leave the EU we will need to produce more food locally.

Outline applications should not be approved as they are likely to change, e.g. reducing the level of affordable housing promised and not providing the community services proposed while increasing the number of houses.

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