

Sally Franks
9 Sussex Drive
Pagham
BOGNOR REGIS
West Sussex
PO21 4RW

Your Ref: OWPC22950
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 12th May 2019 which has been recorded as '**an objection**' with the comments as follows:

I object to planning application P/30/19/OUT for land at Hook Lane. Pagham is a coastal village close to Pagham Harbour Nature Reserve and a Site of Special Scientific Interest among other things. The land is low lying and prone flooding. Yet again this winter the site at Hook Lane has been water logged and flooded. If it is built on with the accompanying roads etc surely flooding is more likely in the surrounding area than it is now. Remember the winter of 2012. This area is some of the best farm and horticultural land in the country and such land should be retained for the production of food and poorer land used for housing.

The people buying these houses would have to travel outside the area for work which will increase traffic congestion further as no doubt each property will have more than one vehicle. The traffic is steadily increasing on the Pagham Road as it is. Large lorries delivering to Barfoots and other businesses in the area on roads which are not wide enough especially when two lorries meet coming through the bends. This is a country B road and every day you see cyclists cut up by those wanting to overtake. The accesses to this site do not give good visibility and provide safer roads.

This planning application seems the same as the previous one. I feel the outcome of the appeal should be received before any subsequent ones are dealt with.

Alan Franks

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