

Dr Kevin O'Grady
94 The Fairway
Bognor Regis
PO21 4EW

Your Ref: OWPC22884
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 object to the 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.

1. This area is 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... Pagham is a small, quiet rural village and its should be maintained as such.

2. This is a rural and moderately developed area which is near the edge of the highly sensitive SSSI and Ramsar site of Pagham Harbour, one the most important wetland sites in the UK. A very special place that must be preserved. The fields in this area are 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 increased risk of storm water and effluent discharge towards the sea poses a major threat to the reserve.

3. These roads cannot take the proposed additional traffic and the topography prevents easy change. The roads are already log jammed at some times of day and there are an increasing number of heavy good vehicles travelling to and from the food packing plants along the road. It is becoming common to sit in slow crawling traffic all the way to the A27. Whoever lives in these houses will be driving some distance to work so adding to the increasing air pollution, traffic congestion and road wear.

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

4. This area is rich in farming and nurseries due to the excellent farm land. As we leave the EU we will need to produce more food locally. This development will lead to the loss of more very productive farmland.

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