

Julie Dunn
5 Heston Grove
Aldwick
West Sussex
PO21 4LL

Your Ref: OWPC22890
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:

My main objection to this proposed development is the general overdevelopment of Pagham and Nyetimber which, along with the significant knock-on effects from new developments in Bersted, is already causing traffic chaos on this small peninsula and changing the nature of the local community without consulting us, the existing residents, as to whether we want that change (NB - recent local elections were the only outlet for local people to let their feelings be known and they showed unequivocal opposition to the changes that are being forced upon this community).

My objections to the Hook Lane development in particular are:

Drainage - this field already floods regularly, as do local land drains and, occasionally, sewers, so where will the water go when there are houses built on it?

Resilience - loss of this field to housing represents a loss of prime farmland and a consequent increase in food miles and a reliance on food imports at a time when this country faces uncertainty over its trading future and the world is being required to reduce, not increase, its carbon emissions.

Wildlife - as I have experienced many times, this field is a landing and feeding ground for flocks of migrating geese. Where will they go when it is covered in houses?

Safety - the roads bordering this field were designed to serve local farms, a village centre, and an existing housing estate. The road infrastructure is neither in place nor creatable to absorb an extra 600 vehicles (ave. 2 per household) and their journeys in and out of this village.

Consistency - a similar plan to build houses on this same field was turned down by planners several years ago. Since then more houses have already been built a few hundred yards up the road, and the roads have become busier, putting even more strain on the groaning infrastructure which caused the original proposal to be rejected. What possible grounds (other than political) could there possibly be for ignoring that original judgement?

Please listen to the people that you are employed to serve and stop destroying the communities of Pagham and Nyetimber through this box-ticking exercise to fulfil what should be a district-wide commitment.

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