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Your Ref: OWPC22962
Our Ref: P/30/19/OUT 26-03-2019
Please ask for:
Mr D Easton

14th 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 13th May 2019 which has been recorded as **'an objection'** with the comments as follows:

I have lived in Bognor Regis for most of my life, and have seen it grow from a group of small villages around a seaside resort into a sizeable town. I think the following points are relevant:

1) The surrounding farmland, including the field on which these houses are proposed to be built, is the richest, most fertile land in the country. As the effects of climate change bite, the overseas sources from which we buy our food will dry up. We simply must retain as much farmland as possible to feed our growing population.

2) Pagham has generally been a place to retire to, and the people that are of working age have traditionally had a problem finding work locally. This has meant travelling out of the area to find work which has become a major problem. Bognor is situated to the south of Chichester which is on the main coastal route, the A27, and this has to be joined in order to travel anywhere else.

Access to the A27, which is an extremely busy road, is by roundabouts. Entering these during rush hour is notoriously daunting and hazardous. To get to these, Bognor commuters have to travel on a narrow, winding country lane with multiple farm and nursery entrances. As there is no cycle path on this road, you can expect to meet cyclists as well as tractors and HGV vehicles. In the morning the tailback often means up to three miles in first gear, and accidents occur on this road almost daily. If local housing plans are approved, thousands more cars will be forced onto this road.

3) My elderly father-in-law, who lives just outside Pagham, had a minor stroke last month. He was taken to the A&E at Chichester hospital. He spent six hours in a bed in the corridor because there was no room to attend to him properly. He then wanted to see his own doctor but had to wait over two weeks for the appointment. The local hospital and doctors' surgeries cannot cope with an increased local population. Our schools have the same problem; a Pagham child wanting to attend a secondary school now has to travel miles to get to the Felpham school as the local (Bognor) school is full.

4) Most local properties have experienced some degree of flooding in recent years. The site of this proposed development is mostly under water during the winter months. This water, together with that produced by the new residents will have to go somewhere. Not down the drain however: the water authorities are already emptying raw sewage into the river and thence into the sea because the sewers cannot cope as it is. This is a seaside

resort; do we really want raw sewage in the sea?

The proposed development is clearly not sustainable and cannot be allowed to happen.

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