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30th March 2022

George Bramley
Rookery Farm
Pagham
PO21 3PY

Case Officer: Mr D Easton
Telephone: 01903 737500 ex37361
Email: david.easton@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: P/42/22/DOC
Site Address: Land North of Hook Lane Pagham PO21 3PD
Description of works: Approval of details reserved by condition imposed under P/30/19/OUT relating to conditions 5-schedule of materials and finishes, 10-surface water drainage, 11-discharge flows to watercourses, 12-maintenance and management of surface water drainage system, 14-foul drainage system, 15-external lighting, 16-Construction Management Plan, 22-existing vehicular access onto Seftor Road and Pagham Road have been physically closed, 23-plans and details and timetable for installation of dwellings, 24-pedestrian and cyclist access points, 27-Broadband provision, 29-enhancement of existing hedgerows for use by bats and 33-Electric Vehicle Charging Strategy.

Thank you for your internet representation made on 29th March 2022 which has been recorded as an objection with the comments as follows:

OWPC45812

I've noticed a contradiction between the Access Arrangements onto Pagham Road (approved under application P/13/19/OUT) and the Soft works Schedule included in this application (which is broadly the same as what was approved under P/132/20/RES).

The approved access arrangements for this planning application were based on the vehicle speed data and required a visibility splay to the north of 4.5m x 149m.

The Softworks schedule however has designed the softworks planting for that junction based on a 30 mph limit. (FYI the road is currently a national speed limit road). This means that the Hop over areas, Woodland Planting and the hedge are not allowing for the full 149m visibility splay. The Council have confirmed to me that the 149m visibility splay is the correct one.

The impact of this means that the following drawings are at odds with the approved Access Arrangements onto Pagham Road (approved under application P/13/19/OUT):

- Southern Access Hop Over Sections 167-RM-23

I believe it is important this is clarified and corrected since the Pagham Road entrance seems to be the only entrance to the site for the construction and therefore needs to be correctly designed (with 149m visibility splay) from the outset, or else that part of the road will be even more dangerous than it currently is.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>