

Mrs Pamela Jobling
15 Millfarm Drive
Pagham
PO21 3UE

Your Ref: OWPC23860
Our Ref: P/58/19/PL 21-06-2019
Please ask for:
Mr S Davis

1st August 2019

Dear Sir/Madam

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

Erection of 9 No. dwellings with associated access, parking, cycle & refuse storage & landscape design. This application is a Departure from the Development Plan & may affect the setting of a listed building.

Rear of Inglenook Hotel 253-255 Pagham Road Pagham

Thank you for your internet representation made on 31st July 2019 which has been recorded as **'an objection'** with the comments as follows:

At the meeting of Pagham Parish Council on 30/07/2019 new facts came to light which I wish to address.

Access road to the south of the Inglenook Hotel which leads to their carpark and is the proposed access to the nine houses in this proposal.

There are no detailed plans with measurements of this access road and, using the information available, it is still not suitable.

There needs to be provision for a combined footpath/cycleway suitable for prams and mobility scooters at the side of the roadway.

The roadway would not be wide enough for refuse lorries, delivery lorries and large cars to pass.

The comment by the agents for Whaleback on a red/green light system is ridiculous. Delivery trucks, DPD, Tesco etc, will be in a hurry and will not abide by the lights while waiting for a car to creep along this drive. If they do stop and wait for a stream of cars to exit, the resulting tail-back of other traffic wanting to enter the site is likely to be onto the road.

Congestion in this part of Pagham Road is already frequent and considerable due to a bus stop, shopping precinct, hotels and three entrances into side roads.

Hotel Parking.

The Bear Hotel has a large carpark. The Lion Pub also has a large carpark.

The Inglenook Hotel has a small carpark and uses the paddock as an overflow AS WELL AS customers parking in Pagham Road, including on double yellow lines, and adding to congestion.

The paddock should be used to extend their existing carpark.

NB The paddock is also used for wedding receptions and a marquee for large functions. Trees. There has already been professional objection on the grounds of damage to trees. The agents stated that amendments have been made to the original plan to protect these trees, but we have not seen this. I would like to see a detailed drawing, with measurements, showing the exact location and the protected area of ground being 133% of the canopy area.

Green space. The newly formed National Park City Foundation is advocating more trees and green spaces in between housing developments. Viewing this area of Pagham from the air shows the paddock to be the only green space in this built-up area. For many years it was outside the local development plan.

No mention has been made of loss of wildlife habitat. The unseen wildlife is essential to the survival of the larger more visible species.

Flooding. This paddock is often under water during prolonged periods of rain. For several

months a year the horse which was stabled here could not be allowed onto the grassy area but has to stay on the concrete around the stable.

As rainfall is predicted to increase year by year, more tarmac and hard surfaces will exacerbate this problem. Southern Water is already under pressure.

In summary, I object to this proposal on the grounds of access, traffic management, tree damage, loss of habitat, drainage.

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