

Cynthia Weeks  
102 Rose green road

**Your Ref:** OWPC12801  
**Our Ref:** P/6/17/OUT 18-01-2017  
**Please ask for:**  
David Innes

20th February 2017

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**

**Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5**

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Outline application with some matters reserved for construction of up to 300No. new homes, Care home of up to 80No. beds, D1uses of up to 4000sqm including a 2 form entry Primary School, formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application is a Departure from the development plan

Land North of Hook Lane Pagham

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Thank you for your internet representation made on 19th February 2017 which has been recorded as '**an objection**' with the comments as follows:

*When moving to Pagham in 2013, We had a flood risk assessment done by Search Flow, a copy of which can be furnished to you if requested. It pinpoints nearly a dozen high risk flood areas around the proposed site, these include Rose Green Road, Sefter Road, Lincoln Avenue, Hook Lane, Grosvenor Gardens, Raleigh Road and Avisford Park. The area currently marked for development is a run off area for surface water; as the surrounding area is flat and we have no natural gullies, soak away points, or marsh land, without this land to soak away surface water, somewhere else is going to get flooded and I am guessing it will be one or more of the above.*

*The council seem to be ignoring the unsustainable increase in traffic, that this development will bring to our country roads, as I believe a pedestrian crossing was promised before because of concerns about traffic congestion before the Osbourne development and yet this still has not happened. Currently Monday to Friday from 7.30 am, Rose Green Road/ Sefter Road is regularly congested with cars queueing and backing up to Grosvenor Gardens. These cars are trying to get onto the Pagham Road to get to Chichester and beyond. As a consequence there is often grid lock along Grosvenor Gardens, Rose Green Road and Nyetimber Road, the grid lock is made worse by the traffic light system at Grosvenor Gardens, and the traffic coming from Bersted. The brave lolly pop lady that helps the children cross the road to the schools by the Rose Green Friary is daily taking her life in her hands and another 1330 cars won't help if all the proposed development in Rose Green and Pagham goes through.*

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a

small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts  
Director Planning & Economic Regeneration