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19th February 2021

Samuel Horne
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Pagham
Bognor Regis
West Sussex
PO21 3LD

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@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/97/20/PL
Site Address: Land To North Of Summer Lane Pagham PO21 4NG
Description of works: Residential development of 36 No. dwellings (net increase of 15 over current consent P/70/19/RES) including affordable housing (additional 5 units) with associated access, parking & landscaping. This site is in CIL Zone 4 but is zero rated as more than 11 dwellings.

Thank you for your internet representation made on 18th February 2021 which has been recorded as an objection with the comments as follows:

OWPC33913

I do not support this application:

There is already a mass overdevelopment of housing approved or waiting approval in Pagham, adding more dwellings onto an already unsuitable location such as Pagham Village is illogical.

As many locals know, Pagham is a village, it is not a Town or a City and this also dictates the lack of infrastructure to support more housing. There are not many jobs or local schools so most of the people that live in Pagham like myself commute to surrounding areas such as Chichester, Portsmouth, Littlehampton and beyond. With the roads in their current state having daily commuters they are not fit for purpose.

Pagham Village is well documented as being highly susceptible to flooding as it is on a flood plain and most fields soon become lakes with the ever increasing frequency torrential rain each year. There is an extreme lack of infrastructure in sewage management and road infrastructure if the original plans, let alone the new plans, are to go ahead. The severe flooding makes the land in Pagham completely unsuitable for housing, as more housing developments would be susceptible to high risk of flooding, and in future could become uninsurable.

Tractors, Lorries and large utility vehicles have to use the roads on a daily basis. Pagham Road (B2166) towards Chichester is congested 80% of the time (Pre-Covid) starting as early as 7am and more than often

ending as late as 9.30am. So what should normally be a 15 minutes journey into Chichester can take 40 to 60+ minutes. There are no cycle paths or Tractor lanes so this just adds onto the increase in traffic and chances of collision as this main road with a speed limit of 60mph drivers do not have sufficient view along this road as there are many blind corners and is too busy for safe overtaking of cyclists.

More houses will increase the number of cars on the road per household. This will put unnecessary pressure on an already limited number of Local GP appointments that are nearly impossible to get, wait nearly hours on the phone and still not get an appointment. By building more houses on greenfield sites we are losing Pagham's farmland and valuable soil which is some of the best in the country regarding nutritious value, once built on, it is lost. This could be farmland, creating jobs and a healthy local and sustainable future.

New housing on greenfield sites will destroy local habitats for wildlife, increasing pollution and greenhouse gases with both unsustainable housing and increased number of cars on the road. Wildlife is already as condensed as it can be, more cars on the road will increase the number of road kills as wildlife would normally use greenfield sites for protection and safe passage.

The original application let along the new one will have a significant negative impact on the nearby Pagham Harbour RAMSAR and SSSI, especially migratory birds such as Brent Geese, Curlew, Lapwing, Black Tailed Godwit that move inland to feed on coastal fields, grazing pasture.

Foxes may adapt to urban life, but they do not get a say in how we over-build in their natural habitat. The fact that this is not the only housing development under approval stage in Pagham, this development should also take in consideration that even adding 1 more house from this plan could hugely impact the next, so the number of houses from all planning applications should be taken into account as a whole, otherwise Pagham will soon have thousands of new homes that it simply can't support with it's infrastructure.

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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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
www.arun.gov.uk/planning-privacy-statements

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://www.arun.gov.uk/planning> **and click into Local Planning Application Finder.**