

Ebony Rhoder
26 Harbour View Road
Pagham
Bognor Regis
West Sussex
Po214rq

Your Ref: OWPC12066
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
Claire Potts

16th January 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

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

Outline application for access only - mixed use development comprising of up to 400 dwellings, a care home with up to 70 beds, a Local Centre comprising up to 2000sqm of A1/A2/A3/D1/sui generis floorspace, provision of land for a 1FE primary school (with sufficient space to ensure that it is expandable to 2FE), provision of land for a scout hut, safeguarding of land to help link the site to the Pagham Harbour Cycle Route & other community uses including public open space & allotments with some matters reserved. This application is a Departure from the Development Plan

Land South of Summer Lane & West of Pagham Road Pagham

Thank you for your internet representation made on 15th January 2017 which has been recorded as **'an objection'** with the comments as follows:

Our village already deals with a VERY high volume of traffic all day every day, from a regular bus route, one of the main routes into Pagham with a heavy traffic flow especially during peak times in the morning and evening. As well as this during the summer season the beach and church farm brings several holiday makers, from this the traffic doubles at least and puts more strain on the local infrastructure and effects the living quality of local residents, especially elderly and those with young children as crossing the road becomes a difficulty simply due to the sheer volume of traffic constantly flowing through the village. We also get several delivery lorries which are already to big to be flying through the village as well as many work and company vans, along side buses and the large vehicles that carry the caravans down to church farm. By adding in these houses your increasing people and traffic, however the size of our village will not change it will become too busy, the quality of the roads are not being improved, and our Infrastructure simply isn't big enough to accommodate the amount of change wanting to take place.

We live on the south coast, and are known for the rain and wind. Our coastline has already been neglected increasing the risk of flooding, the excess flood water we get is known to filter into our fields around the village to prevent flooding of the houses. We have already experienced flooding across the village in the past, and what you proposing will highly increase the risk of future major floods.

We live here and many others moved and retired here because it is a coastal country side village, not a concrete town. I've lived here for 16 years and can say I have felt privileged to experience the scenery nature has to offer and have used this opportunity as have many others and engaged with our beautiful surroundings as a family and with friends and for you to take this away is simply unacceptable.

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