

Emma Hampshire  
2 Sea Way  
Pagham  
Bognor Regis  
PO21 4UD

**Your Ref:** OWPC12072  
**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:

*I am very concerned about this development application. I feel that it is unsustainable as Pagham is already a busy village. Building 400 homes on this farmland will lead to greatly increased traffic, especially along Pagham Road and into Chichester. This is already a busy route and during holiday season time gets even busier, it will not cope putting another 800 or so cars on it everyday. Also increasing amenities such as shops, doctors, a school etc will add to this traffic.*

*I am also very concerned about the risk of flooding, living just across the road from this potential site we are already at great risk of flooding and by taking away this farm land I struggle to understand how this is not going to make the risk a lot greater. This is already a massive issue in Pagham.*

*Finally, this development is surely going to affect the local natural environment, being so close to the nature reserve is going to have an impact on the wildlife that lives there.*

*I really am concerned, like so many residents, that Pagham can just not sustain such a development.*

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