

giles binyon
46 carlton avenue
rose green
bognor
po21 3lp

Your Ref: OWPC12073
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:

As a regular user of Pagham Road I must impress upon Arun how extremely dangerous and congested this unclassified road is. Agricultural vehicles and articulated lorries are mixing with cars, buses and bicycles on a road which is narrow and has many bends. Lorries are causing subsidence and bad rutting at the edges of the road which is now so bad that I am sure it has contributed to the many cases of vehicles leaving the road and ending up in the ditches and fields. This happens on a regular basis (last one just after Christmas). I urge members of Arun Planning to take a morning rush hour trip here and experience for themselves the tail backs behind cyclists which invariably causes enough driver frustration to induce an extremely dangerous overtaking manoeuvre. This is often aborted at the last minute due to larger vehicles appearing from behind the many blind spots. Without doubt it will result in death or serious injury very soon. All this coupled with the ludicrous travel times between Pagham (and local parishes) and Chichester make it imperative that absolutely NO more traffic is added to this road without drastic mitigation work. This application offers no such work which I find not only upsetting but insulting to the residents trying to live here.

I understand that the developers may always be able to outflank the planning authority on flooding issues, perhaps due to a lack of authority resources. They invariably seem to be able to design plans which apparently solve any flooding issues. However, as I drove past the fields concerned today and witnessed the standing water after a relatively dry winter so far, I am minded to make the point that you do not have to be any kind of expert to realise that filling that water with buildings will displace it somewhere else. And if the tide is incoming at the time, flood mitigation for extreme weather (as per 2012) would need to be monumental to truly safeguard the low lying land of our already at risk Parishes. Please keep these prime agricultural fields to secure our badly needed catchment/drainage areas and also our future food supplies and farming industry into an uncertain future.

I implore Arun to stand up for the people it should represent and insist on the infrastructure which all local people know is required.

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