

Mr Nick Hawes  
26 Hook Lane  
Rose Green  
West Sussex  
PO21 3PB

**Your Ref:** OWPC12106  
**Our Ref:** P/140/16/OUT 21-12-2016  
**Please ask for:**  
Claire Potts

19th January 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 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

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Thank you for your internet representation made on 18th January 2017 which has been recorded as '**an objection**' with the comments as follows:

*Getting to and from the Pagham area, dependant on time of year and day does offer challenges regarding the type and volume of traffic. The increase in traffic that would result from the proposal and the potential increase in HGV movements generated by the proposal for the Hanbury development at Bartons Farm would make peak hour traffic a major issue.*

*I am also concerned regarding the safety of cyclists who, with the volume of traffic today, have to put up with unsympathetic and sometimes aggressive drivers when using the B2166 Pagham Road. This is something that I witness on a regular basis during my daily commute to and from work and see only getting worse with increased traffic congestion. In summary my concerns regarding the proposal are:*

- 1. Impact on the health of the local community due to the increase of pressure on the Doctors, Dentists and hospitals.*
- 2. Road safety issues due to traffic generation, road capacity and means of access to the local country roads.*
- 3. Effects on pedestrians/cyclists due to the increase in traffic on the local country roads.*
- 4. Loss of farm land and the impact to wildlife.*
- 5. Loss of yet more land allowing natural drainage of rain water in an area with exiting flood risks.*

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