

Jo Millen
36 Apple Grove

PO214NB

Your Ref: OWPC12148
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
Claire Potts

23rd 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 22nd January 2017 which has been recorded as **'an objection'** with the comments as follows:

My reason for objecting to this application are as follows

Inadequate roads : The local B roads are already over congested and are regularly at a standstill from the Pagham Road / Lower Bognor Road all the way into Chichester City centre. Much of the current commuting traffic is travelling to work & secondary schools, at peak time along with agricultural vehicles, HGV lorries, bicycles and even pedestrians in the roads as there are no footpaths.

Flooding - despite the flood risk management consultation stating the area to be low risk at present this is due to it being used as agricultural land where plants absorb much of the rainfall. Replace the earth with concrete buildings and roads and where will this rain drain to. Sefter road already floods each year as it lies lower than the fields and will not cope should the application be approved.

Single Point access: I have concerns as to the single point access to the site onto Sefter Road. We can only speculate that further applications will be made to eat away at the land north of the site. The application does not make it clear how the access at 80 Rose Green road will be used during the construction of the dwellings. This road is already congested with customers to the local convenience store and parents collecting chill children.

Lack of amenities: The further saturation of current, without provision of new amenities: the local primary schools are on split sites infant and junior are both at capacity and do not meet the current demand for placement. The provision of land for a new school is way off from meeting the needed funding to build a school. Have you consulted with WSCC education / buildings to see what budget they have to build this school. our current GP provision is split onto two sites and unable to meet the demand for appointments; telephone consultations are now offered to try to meet current demand.

Loss of agricultural land: once its gone its gone, the fields are used to grow essential crops to produce food locally. We have a responsibility to protect this land for our future needs.

I believe that this application should be rejected along with the Barton Farm application P/140/16/OUT for exactly the same reasons. As our representative council the need is to look at the whole picture. At what point do we say ENOUGH!!? Who has the courage to protect our farm land and scouting facility? We must be strong and refuse this application and look to more suitable brown sites. We must insist that the infrastructure to meet the

needs of new home owners is in place before the houses are built: new roads, new schools, health services etc. If our local councils are unable to provide the funding for these amenities then the applicant should. Would the applicant be keen to proceed given this condition? Someone must take responsibility for our future and at present is it you reading this and many other objection letters.

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 to 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