

Chris Need
46 hook Lane
Rose Green
po213pd

Your Ref: OWPC12155
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:

Object for the following reasons

Loss of high quality agricultural land

This land, as much land in Arun, and in Pagham especially, is used for specialist crops that are grown locally because the area is unique in having the highest radiation (light) levels in the country. This feature makes even grade 2 land especially valuable. The specialist crops can be produced early in the year substituting imports and generating greater margins per acre and support a sophisticated modern businesses. Potential developments are threatening local land resources, and have been for some time, as land owned by developers is highly valued meaning they cannot justify purchasing it and therefore have to rent on unsecure short term tenancys. Continuing challenges will threaten the viability of local businesses.

These significant detrimental effects on agriculture have been completely ignored

Traffic and Cycling

It appears that the traffic assessment grossly underestimates the effects on the Pagham to Chichester traffic increases, instead focussing on connections with the rest of Arun. It seems to have no understanding of the large percentage of residents that will work and or travel to Chichester or to Portsmouth or Southampton. This also affects public transport with links (or lack of) to Chichester ignored. When it comes to provision for cyclists there is no guarantee that anything will improve the currently dire situation on the B2166.

Lack of capacity in local facilities

No spare capacity in schools (although space is allocated it would have to be built by others and the likelihood is that it would be deemed unnecessary and become houses (and a contribution to Arun..)) Also no capacity at doctors or dentists and massive parking issues in Rose Green and Pagham already and with demand for local shopping increasing. Also lack of capacity in sewage treatment plant.

More suitable sites

There are a number of far more suitable sites in Arun (eg Ford) for large scale development, or even new towns, in areas that have far superior infrastructure. Whilst these may not be as profitable for developers as they are brownfield sites costing more to develop and maybe a less profitable mix of housing that is no reason that Arun should not direct development to these areas.

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