

Ian Ernest Turner
18 St Thomas drive
St. Thomas Drive
Bognor Regis
West Sussex
PO21 4UB

Your Ref: OWPC12169
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
Claire Potts

24th 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 23rd January 2017 which has been recorded as '**an objection**' with the comments as follows:

Dear Sir/Madam

I refer to the aforementioned application for outline planning for construction on Pagham Road.

I strongly object to these plans and like many others as a resident ratepayer and VOTER request they be denied completely.

I do not consider Pagham can sustain this type of development which apart from properties undoubtedly built like shoeboxes and consisting of so called amenities such as a primary school scout hut and retail supplies. These are undoubtedly just Sweeteners usually included by building companies to appear as if they care about the existing community. They are not needed the area is more than covered already and the community I can assure you does not require another school which will be built to the financial profit of companies involved in Academy's . The area of Pagham currently suffers from a serious situation regarding traffic roads are being asked to take large international freight often causing severe disruption in the village where Police presence to prevent what undoubtedly is a serious if not a fatal accident waiting to happen. I spent 30 years as a Police Officer and in 90% of serious accidents roads and traffic permitted to use them were partly to blame inadequate response from local authorities allowing these situations to develop over years are also responsible. The village of Pagham following a moderate fall of rain suffers flooding especially at the main junction's such as Nye timber lane this is always a dangerous situation for pedestrians and other road users. The area in Summer of course is visited by holiday traffic adding to the already dangerous and inconsiderate parking which under the Highways Act could be deemed as unnecessary obstruction however Police Officers seem to pay no heed to this situation at all. The number of increased population will add to this by adding probably at least 2 vehicles per home as there is virtually no employment for persons who have to sustain a mortgage for a family The answer is a huge increase in people commuting to a place of work adding already to a dangerous situation on Pagham Road to Chichester and to Bognor Regis. The Doctors Surgery at Rose Green is short of Doctors there are none available and although they serve the current Population as well as can be expected an increase in Population is both stupid ill thought out and in certain respects a danger to life. Why do we need another Primary School only for the influx of families in this new Ghetto that is proposed as I

previously stated it is just a sweetener from Building Companies who recover these costs in prices and tax rebates again a strain on the population. The area of Pagham has always as a coastal area been under threat from flooding and the changing of weather patterns these fields are often flooded by surface water and historically reclaimed land believe me nature will always win. The effect of wildlife will undoubtedly be affected I spent 20 years involved in agriculture and witnessed this type of development on land adjoining agricultural land and I know much of the wildlife was not only damaged some survived but much did not and birdlife for which we are renowned failed to return in the same numbers. If you interfere with nature and ecology you will always pay a price and in this case it will happen for something nobody really wants.

I would like to point out that Pagham has a number of Private Roads which the authority have I understand no intention of adopting in the foreseeable future obviously they save money but they will have the cost of all the proposed sites in Pagham which would be adopted. We have to sustain sewage problems on the occasions of very high tides and stormy weather as the pumping station cannot deal and their gates are closed causing a mains backlog. I cannot imagine what problems a site proposed would cause.

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