

Beverley McAlpine
206 Manor Way
Aldwick
Bognor Regis
PO21 4HW

Your Ref: OWPC12311
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
David Innes

31st 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 31st January 2017 which has been recorded as '**an objection**' with the comments as follows:

Beverley McAlpine

206

Manor Way

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PO21 4HW

Arun Director of Planning

Arun Civil Centre

Assistant director of Planning and Economic development

Planning Application P/140/16/OUT,

Dear Sir

As a resident of Pagham, I am writing to strongly object to the irresponsible, proposal by ADC to build on - - .

My objection is for the following reasons:

- 1) Pagham and Aldwick have particularly poor connectivity by road to supermarkets, secondary schools and, particularly, to Chichester, where many people commute to work. The proposed development is thus contrary to the principles of our Neighbourhood Plan, which states that new development should promote local living. I travel to work in Chichester and already find my journey time increasing. Traffic from the south is now beginning to build from The Royal Oak on the Pagham Road and driving to the A259 is even more time-consuming. A development on this scale will only compound the problem, especially as the route does not offer all-weather pedestrian and cycle networks.*
- 2) The scale of development will affect the distinctive nature of Pagham as a village, with its unique identity-it is 3 miles from Bognor and I reject the notion that it is now just a suburb of Bognor. There is an active community to be considered.*

3) *The proposed development is situated on a flood plain and represents increased risk of flooding to surrounding areas. Application of the sequential test suggests that this development should not be approved in such an area as it will not be sustainable in the long term, especially with increased risk from climate change.*

4) *The wildlife at our local Pagham nature reserve, which is an SSSI, as well as surrounding farmland, will experience greater footfall from the over-development of the village, which may well damage this important site. I met with representatives of the RSPB very recently, who were recording numbers of Brent Geese, and they strongly supported this concern.*

5) *The loss of amenity afforded by our beautiful landscape is the most significant concern. I take my grandsons to the park next to the village hall and love to look out on fields. I also enjoy walking around the area south of Mundham and am so concerned that this proposal is being considered. For our large coastal population, this amenity is important to so many people and should not be developed.*

I urge Arun to reject this proposal.

With kind regards

Beverley McAlpine

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