

Jim McAlpine
206 Manor Way
Aldwick
Bognor Regis
PO21 4HW

Your Ref: OWPC12313
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:

Jim McAlpine

206

Manor Way

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Bognor*

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Arun Director of Planning

Arun Civil Centre

Assistant director of Planning and Economic development

Dear Sir

Planning Application P/140/16/OUT,

As a resident of Pagham for the past 30 years I strongly object to the irresponsible, misguided and unsustainable proposal by ADC to permit the building large number of houses on the local flood plain as well as paying scant regard to building in the strategic gap which will destroy the community of Pagham and its historic past.

The fragile wildlife at our local Pagham nature reserve will suffer greatly as population increases through this building plan will put pressure on the sustainable nature reserve through increased footfall and damage one of the most important site for resident and migrating birds.

The loss of sustainable Grade 2 fertile greenfield farmland which produces significant volumes of fresh vegetables for the UK market cannot be tolerated and coupled with the pressure on wildlife outlined above surely kills this proposal stone dead before we even consider the adverse infrastructural impact that this massive development will have on the environs.

Seftor Road is a minor road which backs up leading to a dangerous junction with the Pagham road and cannot take further traffic pressure.

The flooding of the Pagham to Chichester road B2166 is well documented and the further run off from the newly build housing will add to this. The road floods regularly at the road entrance to Roundstone in the winter and this has caused massive traffic problems. Cars regularly go into deep ditches either side of the narrow , multi bend lower Pagham road and with any cyclist attempting to make the journey on this road (as there is no cyclist path, which is poor) hold up the traffic greatly not only making it dangerous for the cyclist but also car motorists trying to overtake. The traffic congestion will increase and the intense long queues that are forming from 7.30 am onwards into Chichester and the A27 are becoming problematic as they back down past Manor Nursery on the Pagham road. The high levels of tractor mounted vehicles and HGV servicing the farms are adding a great deal of pressure to drivers on the road and further housing will result in many more cars requiring access leading to gridlocked conditions on this small back road which is not fit for purpose for these increased vehicle movements. As there are no jobs in the area for these new occupants then commuting traffic will be at a high leading to delay, serious accident and road wear and tear What of infrastructure?. It is clear that little thought has gone into reviewing the current pressure on schools dentists and doctors in the area. The new proposal would completely overwhelm the existing resources we have at present. In conclusion this is a poorly conceived unsustainable proposal which I object to fully.

Yours faithfully

Jim 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 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