

Graham Wilkins
129
Chichester Road
Bognor Regis
PO21 5AE

Your Ref: OWPC12299
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:

I object to further major housing development in Pagham. Apart from the threat to the natural beauty and wildlife of Pagham harbour, the problem of sea breaching at Pagham Beach unresolved and the loss of food producing farmland in the future, the implications for the wider area, are far more serious.

With the potential for another 2000 cars in total, this development is unsustainable due to inadequate infrastructure:

All access roads are narrow, twisting country lanes several miles long increasingly used by articulated lorries and heavy farm machinery servicing Barfoots, Nature's Way, Roundstone, farm shops and others.

All the roundabouts, junctions etc. on these access roads are heavily congested at peak times because actually getting onto or across the A27 or A259 is difficult. The by-pass and links to A259 cannot cope with the amount of traffic using them, even with the compromised North Bersted to Flansham relief road.

Because all of these minor and major roads are so busy especially with heavy transport, those responsible seem unable to keep them fit for purpose. So they are pot-holed and in poor condition and dangerous, with the verges and ditches full of rubbish, most of which is plastic and will never degrade.

Despite work for a few years trying to control localised flooding on the lower Bognor Road and Lagness to Aldwick link, they still flood in stormy weather.

Although I live a few miles towards Bognor, I walk almost every day at Pagham Harbour and my relatives live just off of the lower Bognor road. I can't help but think this is an ill conceived plan. Yes, new housing is required, and this may be a cheap and easy option, but if local government or central government or developers cannot afford to upgrade the whole transport system for the whole area first, without penalising local people with higher taxation, (who on the whole do not want this in the first place) then we cannot afford to

have major housing development in this village, or similarly situated villages. It's common sense, isn't it?

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