

Kate Brooks
25 Lion Road
Nyetimber
Bognor Regis
PO213LA

Your Ref: OWPC12316
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
David Innes

1st February 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 know we can't stop houses needing to be built but I do object to building houses where the infrastructure and area can not support them.

Pagham and Nyetimber are small villages that through development have merged with Rose Green, Aldwick, Bersted and Bognor into one sprawling housing area with very few facilities. Now it seems that we will sprawl into Chichester too as Mundham gets ever closer. What is the point in having Pagham Harbour nature reserve if we have covered all the remaining green space in tarmac and concrete.

With regards to the infrastructure, I currently have to wait for over two weeks to get a doctors appointment in the area so with over 1000 houses planned for Hook Lane, Sefters Road and the Bartons Farm development in Pagham where will all these people go to the doctors or dentist? What additional children's facilities and clubs will be provided? There seem to be plans for primary schools but what next - where are all the secondary school places going to come from? And how will those children all travel to secondary school? How will all the additional cars, possibly 2000 or more, actually flow into and out of the area? The roads are already queued up every morning by 8am to get into Chichester and Bognor and the same queuing back along the Pagham Road from 4pm. And of course if the current plans for the A27 take effect then there will be all of the Manhood and Wittering traffic diverted on the Pagham Road as well. There are no cycle paths into Chichester and Bognor which adds to the road chaos at rush hour as there already are plenty of cyclists and no overtaking space. There are no footpaths into Chichester so no one can do anything really apart from drive. The road into Pagham is a small country road blighted already by lots of lorries both to Barfoots and to businesses on Vinnetrow Road. By adding potentially another 2000-3000 people to a small area are the council really expecting all the infrastructure to work? Meanwhile part of Pagham falls into the sea with the potential for flooding of hundreds of houses once the beach road is breached. The current pavements, especially in our road, are all broken and eroding and the roads are not much better. I'm not sure ADC has got its priorities right here! How about facing up to your responsibilities to fix what you have before adding more houses, people and traffic that you can't support.

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