

Paul Tennant
The Mallards
Church Lane
Pagham
PO21 4NU

Your Ref: OWPC12452
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
David Innes

7th 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 6th February 2017 which has been recorded as '**an objection**' with the comments as follows:

I oppose the plan P/140/16/out on the grounds of the Following:

- 1. It goes against the wishes of the villagers that were expressed in the neighbourhood plan written around 2012, the goes for the same has Selter Road Application and Hook Lane application.*
- 2. The consultation to the local residents and display held at the village hall in the Autumn of last year was not published enough, with only residents bordering the site being written too, So a true reflection and response was not being invited by Hanburys.*
- 3. Hanburys again have written to the local residents bordering the site , with a very misleading letter arriving on Thursday 2nd February 2017, this implies that they have listened to local residents objections using the word "agreed" on 10 public comments , saying they have adjusted plans to reflect this, however when I checked the application on the ADC website on the evening 6th February , there have been none of "agreed" adjustments add to application by Hanburys.*
- 4. Hanburys also say in this letter that have set aside further land for allotments from the original plan, again this is not reflecting in the application.*
- 5. Another concern is the road infrastructure in Pagham being not up to standard to take the extra volumes of traffic that this development will bring, this includes the construction traffic and the occupiers once the site is completed.*
- 6. The road infrastructure in the wider area, including the A27 Chichester bypass, Pagham Road, B2166 and most other surrounding roads in the area running at capacity, with traffic using the Pagham Road has a southern bypass for Chichester, with the road at rush hour having nose to tail for a number of miles*
- 7. All 3 applications that were put into ADC for the Pagham area over Xmas2016 only put in provisions or allocated space for schools, medical centres , scout huts, village hub and care homes for the elderly , whose going to pay for these?*
- 8. Concerning the medical facilities , at this time the local surgeries that cover Pagham cannot provide the service that the area requires, with many people waiting a 10days or more for a GP appointment, where are the GP's going to come from to man any new Surgery , when nationally they can't recruit enough at this time fill any shortages that there is now , this was backed by our local MP at the meeting held by "PAGAM" Church farm late last year.*

9. What happens if all the proposed plans are excepted, it would mean 3 new schools, 2 scout huts and 2 development for shelter accommodation for the elderly, i don't think so , these site would give way to more housing through the back door.

10. In my opinion the council need to looking at the flood plan, if you look in the ditches in and around Pagham at the moment they running with runaway water from the field and drains, where will his go once everything concreted over , i am no expert but I have seen this get worse over the last 3 years, especially in the field where this proposed development would take place, Also the council need to be mindful off the threat of the sea flooding, with the predicted rising sea levels putting Pagham at risk over the next few decades.

11. Finally the loss of the field & beautiful views from our village would never be the same, we live next to nature reserve which people come from miles to visit, why should we lose these, but for the greed of the landowner& the developers involved.

I except that some development will happen, but it needs to be tempered with nothing happening until the infrastructure is in place to support that. I hope the council explore all possibilities of using the brown field sites in the Bognor Regis area first before building on green field sites , For all the reasons of above I will not support any plans put forward to develop in the Pagham and the surrounding area , so by the way of this e-mail I am voicing my objections to this plan in particular

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