

Timothy Feast
21 Pagham Road
Pagham
Bognor Regis
W Sussex
PO21 4NP

Your Ref: OWPC12477
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
David Innes

8th 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 7th February 2017 which has been recorded as **'an objection'** with the comments as follows:

I am objecting to the proposed development in Pagham South by Hanbury Properties. The proposed housing is in the flood risk zone in that if the sea breaches the coast the Pagham Waste water Treatment Plant will be affected. The concreting over of permeable land will increase run off at times of heavy rainfall on to a system which currently does not always cope with such heavy demands/

The proposed land is valuable agricultural land, used productively every year. There are other sites in the district council where land is used for horses or left to scrub. The developers talk about "only" 0.18% of such land in the district council but this proposal combined with other proposal being considered currently will mean a significant proportion of the available land in PAGHAM!

The proposal underestimates the impact of the development on the road infra-structure. There will be considerable additional traffic, from out commuting to Bognor, Chichester and beyond as seen by the current Pagham rush hour traffic and by in-commuting for employees of the school and care home and by the twice daily school run by parents. Combined with the additional heavy increase in traffic to and from Barfoots already agreed, the roads will be under severe pressure.

The proposals are not convincing in relation to protecting wild life, either on the existing boundary with Pagham Road or the minimal strategies proposed for the western boundary. Nor do they make any mention of any attempts to alleviate the impact on the nearby site of scientific interest and the use winter birds make of that field. Experience of developments locally are the first thing that goes is all the trees and hedgerows compounded by unsightly barriers and that the soft landscaping looks fine for 6 months or until the houses have been sold and then deteriorates, leaving Pagham with an eyesore on Pagham Road.

The developers are cagey about what will be provided to alleviate public services, using such phrases as "if deemed necessary" or it "could" include. The history of developers is such that the area could be blighted with development from 2018-2023 with little or no alleviation on public services until the later date.

Developers are proposing to take valuable agricultural land out of production and to put in a scheme which will blight the local neighbourhood both for residents and for the local wildlife. The proposed gains for the village are marginal, we already have a number of

cafes, convenience stores and a GP surgery. The proposal is the worst of all worlds, enormous and permanent disruption to residents but no tangible benefits or support for proposals for the problems that Pagham residents are currently facing.

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