

Mrs Annemarie Feast
White Rock
21 Pagham Road
Pagham
Bognor Regis
PO21 4NP

Your Ref: OWPC12478
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 strongly object to this proposal on the grounds that this site is not suitable for residential use.

My reasons are:

- 1. Pagham is at severe risk of flooding due to coastal erosion and an unstable beach environment that is being eroded with each tide.*
- 2. Pagham has a very high water table and will be unable to adequately remove surface water created by building on a valuable natural drainage site.*
- 3. The road infrastructure is inadequate at present for the traffic that uses it in the early morning and evening. Proposed development at Barfoots of Botley will increase the traffic with vehicles that are too large and unsafe on a country road and any additional traffic created by the proposed development will make the road even more dangerous than it is already.*
- 4. The road from Pagham to Chichester is a danger for cyclists and already causes traffic disruption when traffic is unable to overtake cyclists. Therefore the environmental impact of more cars is inevitable as people will not cycle on a dangerous route.*
- 5. The land that will be used is very close to RSPB Pagham Harbour Nature Reserve. Migratory birds can often be seen in this field.*
- 6. The 0.18% usage of Arun agricultural land sounds insignificant but its loss will severely impact a delicate and volatile environmental infrastructure.*
- 7. The sewerage system which is already insufficient is at severe risk of disruption if flooding occurs with effects being felt over an area far exceeding the boundaries of the parish of Pagham. Parts of the parish already need additional support to the system if there is heavy rainfall.*

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