

Mrs J Behr
16 Church Way
Pagham
PO21 4QL

Your Ref: OWPC12504
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
David Innes

PO21 4QL

9th 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 8th February 2017 which has been recorded as '**an objection**' with the comments as follows:

Access only? for a huge and unsustainable development. This application is a Departure from the Development Plan therefore needs to be refused as it does not meet any planning requirements for this area. Seriously consider the affect on the local area. Bear in mind that they are making a land provision for a school, a school that will not be built due to lack of funds, a scout hut, how many do we need in this small area as provisions have also been mentioned on the Sefter Lane application. What Pagham Harbour Cycle route. They also mention a 70 bed care home, an 80 bed care home was mentioned on the Sefter Road application. What are the developers playing at? 400 dwellings is over development within such a small area, there is risk of flooding, the roads will be gridlocked with one road to travel to Chichester and back, a road that needs repairing with many pot holes. As this application is a Departure from the Development Plan REFUSE the application. The land needs protecting as does the wildlife, not continual development especially on farm land which is already at a premium.

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