

Mr and Mrs Sandy
Nyetimber Fold
Nyetimber Close
Aldwick
West Sussex
PO21 3HW

Your Ref: OWPC12507
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
David Innes

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:

We are extremely concerned by this large scale development. Pagham and Aldwick are already built up areas accessed by poor country lanes or via a highly congested Bognor route. The A27's infra-structure is already under great pressure and a huge concern, as is the Bognor round-a-bout. The narrow country lanes are already under strain from the everyday residential traffic let alone the large farming vehicles and increasing number of heavy goods lorries accessing the Nurseries. Add to this the rising number of cyclists and pedestrians having to travel on these very narrow lanes without public footpaths and this is even before we add the seasonal holiday traffic into the mix!

The proposed plots of land play a very important role in absorbing a great deal of the surface water and if built on where will this water go, are we going to experience increasingly complex flood issues throughout the area?

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