

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:

Members strongly opposed the application on the grounds that the proposed development does not promote sustainable development including the effective use and conservation of energy and reducing the need to travel, particularly by private car; because it would have an unacceptable adverse impact on adjoining occupiers, land and uses of property; because it does not take account of unacceptable adverse impacts that may arise from adjoining land uses or property; because it does not retain significant open or wooded areas which, in their own right, make a material contribution to the local environment; and because it does not allow for the safe movement of pedestrians and vehicles, giving priority to pedestrians. Therefore Members agreed that the application is in direct conflict with Policy Gen 7 (iii); (iv); (v); (vi) and (vii) of the Arun District Local Plan 2003. Members further considered that the application does not meet the operational needs of agriculture, forestry, the extraction of minerals or the deposit of waste; (Policy Gen 3(i)); that the development would exacerbate existing flooding risks which could result in flooding to property and land and materially decrease the capacity of a floodplain to store or pass flows of floodwater; (Policy Gen 11) and that the Local Authority would need to be satisfied that adequate drainage capacity exists or that appropriate drainage capacity can be provided as part of the development. (Policy Gen 9). Members further expressed concern that possible surface water could drain into Pagham Rife which is already prone to flooding. Members also agreed that the development would result in the destruction of one or more trees protected by a tree protection order (Policy Gen 28) and that the development would result in a loss of biodiversity and habitats for bats and other animals. (Policy Gen 29). Members considered that sufficient infrastructure would need to be in place to render the development sustainable, specifically in relation to roads, fire and rescue services, schools, police and medical and social care provision. Members further considered that the use of prime agricultural land for development was ill-conceived. Other considerations included the lack of sustainable public transport options, the questions as to whether there are sufficient employment opportunities in the area to justify the number of houses; the already treacherous condition of the existing roads and the fact that Highways England recommends that the issues surrounding the A27 should be resolved before any development takes place.

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