

JULIAN ADAMSON
9 DRIFT ROAD
NYETIMBER
BOGNOR REGIS
PO21 3NX

Your Ref: OWPC12502
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:

The villages of Pagham and Nyetimber have both been developed with housing over the last 60 years and have been merged into one area of dwellings. The main reason for this has been the large increase in the retired population moving to the area. The bulk of these properties has been bungalows, the reason being that older residents do not wish in general to live in houses. I am therefore unclear as to why any developer wishes to build houses in a village where there are very few families of working age. This point was raised with your chief planning officer at a meeting held for local residents last year. He had already stated that the extra properties were needed for an aging population within the area. Somewhere along the line this does not tie up. The village of Nyetimber consists of in effect one main road which links it to Pagham or Chichester. It has already become clogged with traffic over recent years and to propose further housing on farmland adjacent to Pagham Road does in no way take into account the effect on a small rural village. This area of land has flooded over many decades and rain water collects not only from local stormwater but from the area of the Pagham Rife river which acts now as a drainage river for the area of Chichester. To keep moving property westward of Pagham Road now threatens local residents to flooding. This has already been seen in Hook lane which floods local roads in recent years.

With regard to local employment and transport links none of this has ever been improved over the last fifty years that I've lived in the village, and it remains in a far worse position regarding lack of local employment than at any time I can remember. Again this brings us back to my first point, this is a retirement village and can in no way be expected to absorb a working population who will need to travel during peak times to areas of employment far from Pagham and Nyetimber. This point again was stated by your planning officer at the last meeting where he accepted that new residents would be working well outside the local area. Peak traffic times are already heavy due to in effect the west side of the Bognor area using the lower road from Nyetimber to travel to Chichester and access the A27. I trust the reasons for my objections are now clear.

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