

Mrs Joanne Guest  
Farm gate Cottage, Pagham Road,  
Bognor Regis  
Po213py

**Your Ref:** OWPC12615  
**Our Ref:** P/140/16/OUT 21-12-2016  
**Please ask for:**  
David Innes

14th February 2017

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**

**Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5**

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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

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Thank you for your internet representation made on 13th February 2017 which has been recorded as '**an objection**' with the comments as follows:

- 1. This area is a strategic gap, land between settlements which normally should NOT be developed on.*
- 2. Flooding, I live opposite this field and was flooded in June 2012 to the point that I was advised to vacate the property while it dried out. This field was flooded, and when we have heavy rainfall areas of the said field flood and the road can become flooded.*
- 3. Traffic is a major problem along the Pagham road, my daily commute to Drayton lane in Chichester can take 20 minutes just to get to the walnut tree pub roundabout from my home, both directions. The large lorries travelling to various industrial plants along the Pagham road is increasing yearly as the size of these plants increase ( Barfoots of Botley being one of them). Cyclists hold the traffic up as the road is not wide enough to overtake. Weekly there are cars in Langness of the road which have clearly been in a road accident. The junction at Seftor Road is also bad for accidents although not fatal they are often, with cars often in the ditches around.*
- 4. Local schools have portable cabins at the moment to accommodate local children, this will only increase the pressure on our children's education. Large classroom numbers, and inadequate classroom facilities will be detrimental to the learning our next generation.*
- 5. Doctors surgery at Grove House, is full to bursting, it took me half an hour on hold to get to make an appointment in 10 days time, when I last called. This could be why our A&E departments are so over crowded in Chichester.*
- 6. Pagham has a nature reserve which has to be protected, no reduced.*
- 7. We have an increasing population, therefore we need agriculture to produce food to sustain us, reducing farming land at hook lane will only decrease food supplies.*
- 8. Pagham is a small community, there are developments locally that still have new homes unsold, why are we building more. Is there a housing shortage in the local area, are there jobs locally for new households?. Before we build homes that may remain empty we need to think is this the best placed housing development.*

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