

Mr Alan G Ambridge  
12 Christchurch Crescent  
West Meads  
Aldwick  
Bobnor Regis  
PO215SP

**Your Ref:** OWPC12797  
**Our Ref:** P/140/16/OUT 21-12-2016  
**Please ask for:**  
David Innes

20th 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 19th February 2017 which has been recorded as **'an objection'** with the comments as follows:

*Once again we have another application based on a bribe from the building contractor to provide local infrastructure which should be provided by the local authority but the cost will be levied on the house purchasers. Site 6 all over again. This scale of housing will destroy the local area and take out valuable agricultural land at a time when it is most needed. Some time ago it was dictated by central government that brown field sites should be used before agricultural land and open green spaces. There are many such sites within west Sussex but are not as attractive to developers as green field sites due to the cost of cleaning up which reduces the profit for the developers and therefore the size of the bribe available for providing infrastructure to support the large number of houses proposed would be very much smaller. I am not sure how many members of the planning department live in the area, however before any more housing is built in this area the main roads would have to be considerably improved and the addition of some proper flood prevention should be in place after all this is a flood plain 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 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