

Fiona Hargreaves
59 Kings Drive
Pagham
po21 4PZ

Your Ref: OWPC12811
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
David Innes

21st 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 20th February 2017 which has been recorded as '**an objection**' with the comments as follows:

Dear Sir/Madam,

I have the same objections for three Pagham applications, so please forgive the repetitive natures.

my reasons for objecting to large scale development on this site are:

Loss of prime farm land when there are other brown field sites yet to be exploited in Arun DC area.

Flood risk - this local area is in a noted flood risk area. I note from the local flood risk management strategy that Pagham and Nyetimber are specifically mentioned as "at risk" from both surface and river/tidal flooding

The local roads particularly to and from Chichester are already choked at peak times, and busy with farm traffic and seasonal visit traffic.

(Cycling, from a personal experience is simply too dangerous to contemplate)

Development of this scale, particularly considering all three applications in the local area, are out of all proportion to the nature of Pagham village.

I am fearful of the impact of this number of houses on the nearby SSSI Pagham harbour, which already suffers from overflows of raw sewage from the local sewage system, so is clearly unable to cope. These fields are already part of the environment that supports migrant birds, themselves an important factor for bringing visitors to the area. This area is one of the few wild/semi wild areas left on the South coast -it would be sheer vandalism further develop it.

Yours faithfully,

Fiona Hargreaves

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