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**Your Ref:** OWPC12850  
**Our Ref:** P/140/16/OUT 21-12-2016  
**Please ask for:**  
David Innes

22nd 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 21st February 2017 which has been recorded as '**an objection**' with the comments as follows:

*This proposed development is going to have hugely detrimental impact on the surrounding environment and result in the quality of life of the existing residences becoming unsustainable:*

*Traffic - being a rural community we have one arterial road into Pagham, which is un-lit and already not capable of dealing with the traffic currently using it. During the rush hours the road has constant stream of traffic, additional houses will increase the levels of slow moving traffic on the road. The road is treacherous for cyclists, an increase the cars using it will lead to further degradation of the edges of the road, making it even more dangerous. We regularly see cars crashed in the adjacent ditches. My understanding is there is no provision to upgrade the Pagham road within the development, the current road is dangerous and unsuitable for additional traffic. We should be reducing our pollution to meet the Government standards not increasing traffic pollution.*

*Loss of farmland - Purposed developments in Pagham are on prime agricultural land when food provision, food miles and security is becoming an increasingly important, taking away fields that enable British produced to be grown is very short sighted outlook. The fields are an important habitat for a diverse range of animals from the migratory birds, bats and owls all of which use the fields as feeding grounds. More slow moving traffic on the surrounding roads will increase levels of pollution in the fields all along the whole of the Pagham road. Brown field sites across the county should be prioritized for developments.*

*Lack of sewage facilities - flooding of the current sewage facilities is already a concern to the local community. Additional houses will put further strain on the facilities. Overspill of untreated sewage, will cause contamination of the rife and the harbor and the beach endangering the health of both humans and animals. Pagham is a destination for holidaymakers who bring money into the local economy, if our beach becomes polluted people will stop coming. Prevailing water currents will take the pollution towards Bognor Regis another important holiday destination. The sustaining the good water quality at our beaches should be a priority for the local councils.*

*Increased of flooding - in recent years increased rainfall has lead to several of the roads around Sefter road and Hook Lane to flood. As the drainage systems struggle to cope. Additional housing is going to increase the flood risk on the existing properties, putting people's homes at risk.*

*Lack of need in Pagham - From the public meeting I attended there was no justification that there is a need for houses specifically within Pagham. Limited employment in Pagham increases likelihood of commuting, increasing traffic on roads which grid lock regularly. Low local wages mean new houses will not be for the locals, far more likely to be bought as second homes or investment properties, therefore local people will still struggle to get on the housing ladder. There are no amenities for families in the village especially for those with teenage children, which will result in them having to travel out of the village for suitable schools and entertainment. The current bus service is far from adequate.*

*Quality of life - Those of us who have chosen to make Pagham our home have done so because it is a small rural community. Building in the strategic gaps and spreading into the next village results in a decline in the quality of life. Pagham has a slow pace of life and beautiful vista's of the South Downs this planning proposal will be a blight on the village.*

*While I appreciate the need for more housing developments, locations should only be considered when they either have suitable amenities/infrastructure to cope, or have the potential for the amenities/infrastructure to be upgraded and made adequate.*

*Yours sincerely  
Jen Ayling*

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