

Louise Kislingbury
20 Stapleton Court
Aldwick
Bognor Regis
West Sussex
PO21 4BH

Your Ref: OWPC13007
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
David Innes

28th 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 27th February 2017 which has been recorded as '**an objection**' with the comments as follows:

I wish to express my concern to this application due to the current high density of regular traffic using the Nyetimber / Runcton minor road (which increases dramatically at commuter and schooltimes) in addition to farm / delivery vehicles servicing the Barfoots site and adjoining nurseries etc and will have a major knock- on effect to the already unacceptable and unsustainable situation at the A27 junctions. This will be exacerbated still further by the additional planned developments in the Sefter Road / Hook Lane area. Also to be taken into account will be the unsustainable pressures that will be put upon the existing Doctors' surgeries and local Infants and Junior schools at Rose Green (it being extremely unlikely that funds will be made available for the capital cost involved). The current condition of the general infrastructure is so poor that any increase in demand within this area will likely cause general major problems. I cannot believe that any of these three planning applications could even be considered, the effect of these going ahead would be catastrophic for the whole of the area, and very worrying for residents.

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 to 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