

Martin Parr
9 Fernhurst Gardens
Aldwick
Bognor Regis
West Sussex
PO21 4BA

Your Ref: OWPC13057
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
David Innes

3rd March 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 2nd March 2017 which has been recorded as '**an objection**' with the comments as follows:

I strongly object to this proposed development on so many levels.

The site falls within an area of rich Alluvial grade 2 soil and it would be a crime to build on it. With the Brexit decision shouldn't we make full use of the qualities there to grow food rather concrete over?

The area is historically known for flooding.

The current local country roads already have issues with the amount of traffic, domestic and commercial, and would therefore struggle further with any increased traffic this site would generate. The nearby Church Farm Holiday Centre creates a huge amount of extra traffic during the season as it is. The current Water & Sewage services struggle to keep up with demand, any additional demands will likely result in even lower water pressure and yet more raw sewage being released into the Rife and or the Beach. Pagham already has enough problems with coastal erosion and flooding. Our local Doctors and Hospitals are struggling to cope with existing numbers. The NHS does not need the likely increased headcount that this site would bring.

The whole proposal is completely unsustainable and permission should therefore be refused.

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