

C Mott
9 Cedar Close
Aldwick
PO213BE

Your Ref: OWPC13130
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
David Innes

10th 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 9th March 2017 which has been recorded as **'an objection'** with the comments as follows:

Demands from Central Government are driving this clamour to build houses indiscriminately, and developers are only interested in maximising their profit without real consideration for the legacy they leave behind. The Council needs to be really tough and demand infrastructure is included in plans before granting any planning permission. That means improving existing roads and services being paid for by the developers. Also, the types and size of houses being built needs looking at. Affordable housing for the people already in the area is needed far more than expensive housing to attract the more affluent from outside. 1330 houses chosen by developers are far too many for Pagham. The impact on the services in the area will be immense - doctors, dentists, schools, drainage (foul and surface), ambulance, fire service, police and hospitals.

The increase in traffic on the Pagham Road and A259 will lead to utter chaos. The roads are extremely congested as it is and adding something in the region of 2000 more cars in the area will be disastrous.

There is little in the way of jobs in the area meaning that people will have to commute daily

Also, the loss of large swathes of high quality farmland is almost criminal when we have a continuous growth in population and need more and more home grown produce.

Finally flooding: This a highly contentious issue for the whole area not just Pagham. Local Councils and Organisations should combine and fight Central Government to hold off on any building program until this issue is sorted out.

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