

John Stobart
81 Church Way
Pagham
PO214QX

Your Ref: OWPC13123
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:

Pagham is a coastal/semi rural area on the Chichester Plain, located near Pagham Harbour, an area of Special Scientific Interest, a RAMSAR site for the conservation of wetlands, it is part of the Geological Conservation Review and is a Marine Conservation Zone, this Local Nature Reserve is under the management of the RSPB.

Pagham has a high water table, high quality fertile farm land, limited infrastructure, no schools & limited employment. The proposed house building on prime farm land is not suited to the development of the local area or the long term use of farm land to feed the nation when in the future. The local roads are dangerous, single carriageways with HGVs transporting farm produce and there are no cycle routes

Southern Water is already struggling to cope with sewage and has dumped raw sewage in Pagham Rife which in turn pollutes the beach and effects the flora and fauna. Pagham Harbour needs protection from nearby housing developments that would damage this biological site.

Pagham's precarious balance between labour supply and labour demand at present is working, this would be tipped by an increase in the local population. There is already a problem with access to services such as the GP, and education opportunities in Pagham are low.

There is no major employer in the area, most workers are engaged in retail, social work or hospitality, these are not industries that are going to offer an increase in jobs to provide employment for the growth in the local population.

Pagham is not a suitable location to increase housing and population for the following reasons:

- Prime farmland*
- High water table/flood area*
- Limited ability to cope with local sewage*
- Close proximity to conservation area*

- *Inadequate local highways for any Increase in traffic by commuters & school runs*
- *Limited employment prospects*
- *Difficult access to local services eg GP*
- *No educational facilities*
- *Poor major infrastructure, no plan to improve the A27*
- *Slow and unreliable train service*
- *No sustainable transport plan eg cycle network*
- *Lack of consideration of the Neighbourhood Development Plan supporting tourism and farming & the Local Development Order encouraging farming and food production*

I object to the housing plans for Pagham.

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