

Mr M.J. Ede
13 Channel View
Pagham
PO21 4PH

Your Ref: OWPC13274
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
David Innes

23rd 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 22nd March 2017 which has been recorded as '**an objection**' with the comments as follows:

My objections to both this proposed development and P/6/17/OUT are:

- 1. The local road and drainage infrastructure cannot sustain a development of this nature particularly when combined with the other current applications (P/134/16/OUT & P/6/17/OUT especially as there are no plans from Highways to improve or upgrade the local roads or the A27. Pagham Road is already at full capacity at morning or afternoon peak times with traffic queuing or at a standstill from before the Royal Oak PH without the increased traffic movements that these schemes will generate let alone the additional HGV traffic serving Barfoots and seasonal holiday traffic to Church Farm through the village.*
 - 2. Increased flood risk to Pagham Road, Hook Lane and Sefter Road. The ground water table is already high on these sites with surface run off from these fields on to the adjacent roads a regular occurrence.*
 - 3. These developments will put unsustainable pressure on the medical and dental services in both Pagham and Rose Green and at St Richard's Hospital with a 3-4000 increase in the local population. Grove House medical centre struggles to cope at the moment with patients queuing outside of the surgery before it opens at 08.30 to get an appointment.*
 - 4. There is no provision for additional parking in the village when the additional influx of people need to shop at either Tesco Express, Spar, Co-Op, Fast Food Outlets, Pubs or Restaurants.*
 - 5. These are all "Greenfield" site on grade 2 agricultural land which should be used for growing crops given the current predictions for future food shortages and not concreted over, which in turn damages the eco system and wildlife habitat.*
 - 6. There is limited employment in the area so the majority will have to commute either by bus or car to either Chichester or Bognor (for the nearest rail connections) putting more pressure on peak time public transport.*
- For the above reasons these developments should 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