

Ian Bates
4 QUEENSMEAD
PAGHAM
BOGNOR REGIS
WEST SUSSEX
PO21 4UE

Your Ref: OWPC13309
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
David Innes

27th 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 25th March 2017 which has been recorded as '**an objection**' with the comments as follows:

I would like to object to this planning application for the following reasons:

Highway Safety and Traffic

The roads around Pagham are already overloaded. Adding another 400 houses will add at least another 400 vehicles to the already congested roads. Also there are a large number of cyclists and pedestrians who use these roads. These additional vehicles will only increase the possibilities of accidents occurring on what are already some of the most dangerous roads in West Sussex

Flood Risk

Pagham already suffers badly from flooding. The building of these houses on the fields which currently absorb rainwater will only increase problems caused by run-off water and greatly increase flooding in the area.

Need to safeguard the countryside

The sewerage system in the area is currently struggling to cope and sometimes overflows sending raw sewerage into the rife. This in turn flows into the Pagham Harbour Nature Reserve polluting a Site of Special Scientific Interest. This increase in housing will only further overload this sewerage system making such pollution even more inevitable thus putting a valued piece of countryside at risk.

Also this development will be destroying valuable farmland, countryside and hedgerows.

Infrastructure.

The area is already under resourced in terms of GP's, Dentists and Schools. This new development will only overload this infrastructure even further making this proposed development unsustainable.

For these reasons I ask that you reject this proposed development.

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