

S.M.Lee
Wayside Cottage
Pagham Road
Pagham
PO21 4NP

Your Ref: OWPC13359
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
David Innes

3rd April 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 31st March 2017 which has been recorded as '**an objection**' with the comments as follows:

*Re planning applications P/134/16/OUT SEFTER ROAD,
P/140/16/OUT PAGHAM ROAD,
P/6/17/OUT HOOK LANE*

Observations and objections to the above applications.

UNDENIABLE FACTS AS OF 31 March 2017.

1. Traffic

It can take 30-45 minutes at peak times to cross the A27 with the current population levels in Pagham. More traffic will choke Pagham, make it inaccessible and the developments will fail to sell, leaving empty houses.

2. Pagham is at frequent risk of flooding because of water table levels, drainage issues and sea level issues.

3. Raw sewage has been dumped in Pagham Harbour 54 times last year because the current mains drainage system could not cope.

4. The premium farmland subject to these development applications has produced bumper crops summer and winter for many years, as well as feeding the migrant geese which grace Pagham harbour and nature reserve. Now that we are leaving the EC we have to be able to grow our own food - locally.

5. Pagham was not in the area scheduled for development when the application was made. Now it seems there are moves to include it.

6. Those opposed to the development say that any development in the area will make all of the above matters worse, and the farmland and the geese will disappear.

THE SOLUTION - A fair compromise.

I would urge the developers and the planners to consider the relevance of the concept 'Less is more', i.e.

While we accept that there is a need for some new housing, scaling down these developments to a half or a third of what has been applied for would have the following results-

1. The developments will be more palatable to the existing local community.

2. There will be less pressure on roads, sewage, drainage, employment and the Pagham Nature Reserve.

3. Smaller developments will sell better and will be more profitable for the developers and therefore for the council in terms of council tax revenue. This is preferable to an outcome where many houses stand empty as word quickly gets around of that living in Pagham is not workable because the village has become strangled by its own overdevelopment.

4. If, after a few years of the new housing being established, it is found that traffic, flooding, sewage, employment and the environment are not unduly affected, then it might be reasonable to entertain an application for further houses.

I therefore respectfully urge the council to consider granting smaller, more workable, developments under the current applications.

Thank you for considering my points.

Yours sincerely

S.M.Lee

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