

Dave Barton
5 Margaret Close
Aldwick
PO21 3AA

Your Ref: OWPC13360
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 '**no objection**' with the comments as follows:

This development like any other would add a burden to the existing stretched services of West Sussex. (The inclusion of a primary school and care home would be helpful in this regard.) In particular it will add traffic to a road which at times can be very busy especially at commuting times, and sees much speeding. It therefore adds potential danger for pedestrian and cyclists alike.

I note that this outline design very helpfully includes cycle routes across the development, and annotates the off-road cycle route from Summer Lane to Homer Lane (which eventually would become part of Sustrans long-distance coastal route NCN2). This is a route set as high priority by the Bognor Cycle Forum in consultation with WSCC.

As part of the amelioration for the problems with increased traffic:

1. It would be good if this development served to upgrade the footpath to Homer Lane and formalise this part of NCN2, to Homer Lane. This path would then pick up the road/track to South Mundham and enable WSCC to open up the whole route to Chichester

2. It is further suggested that the road-side part of the development, include an on-road cycle path alongside the pedestrian walk way, ideally giving priority to pedestrian and cyclists for motorised vehicles at the points of crossing into the development. This would mean a double give-way lines as vehicles left the site and encourage drivers to carefully

3. A 20mph limit for this site with priority to pedestrian and cyclists, and no raised kerbs would increase the (amenity) value of the development and make it a safe place for residents and visitors, particularly children and senior citizens.

In general, the development would be more acceptable and more valuable in asset terms if all buildings were fully future-proofed:

- allowing for high standards of energy efficiency, with each building incorporating best practice in insulation levels and passive solar design*
- for extreme weather events, particularly taking account of increased flooding risks;*

- *landscaping for ecological best practice, for example with wildlife corridors, fruit hedging, trees, drainage ponds etc.*

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 to 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