

Matt Swanson
31 St Thomas Drive
Pagham
Bognor Regis
W Sussex
PO21 4UA

Your Ref: OWPC13365
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:

The development proposed would have a significant negative impact on peoples well being and the environment, is unsustainable and unwanted and hugely out of proportion to the existing nature of the village.

1. Transport. The road infrastructure simply cannot take the increased traffic. Pagham and Sefter Roads are narrow winding country roads totally unsuitable to levels of traffic proposed. They are already congested and unsafe with the current levels of traffic and heavy goods vehicles. Commuting by car to Chichester or the A27 is already almost unsustainable and with the increased traffic as the new Free School develops and from these proposed developments will only get worse. Pagham road would need to be widened to manage the increased heavy goods traffic coming from the Barfoots site which is also looking to expand. Pedestrians and cyclists commuting to and from the village and the Barfoots site are endangered by the current levels of traffic and improved sustainable paths are urgently required. Areas in and around Rose Green - particularly the co-ops are also already congested and dangerous. I understand that the Highways Agency are not in favour of these developments for these reasons.

2. Flooding - much of the proposed development area is prone to flooding - Pagham and Sefter Roads and the Hook Lane area and it is surely unsustainable to use up more agricultural land and replace this with tarmac - where will the waters go?

3. Loss of Prime Agricultural Land

4. Environmental - Since 2011 I understand that Southern Water have pumped raw sewage into the Pagham Rife and thus the nature reserve at the Harbour over 50 times. This is disgusting and unsustainable and the situation cannot be improved by more homes and more sewage. It will also have permanent and irreversible negative effects on the natural environment of the area - the reason why people moved there in the first place being the countryside feel and closeness to nature. The Pagham Rd development so close to the nature reserve will be a particular eyesore - not only locally from the harbor and the approach to it - obscuring the view of the Church spire - but also from the new South Downs National Park looking out to sea. There are many brown-field sites within ADC's area of responsibility, as well as farmland away from rich wildlife habitats, far more suitable for development than land adjacent to the internationally designated Pagham Harbour Local Nature Reserve.

5. Public Services and Infrastructure - Doctors & Educational Services can barely cope with the existing demand, so creating further demand would again be unsustainable
8. Unnecessary - Where is this demand coming from - it is hugely out of proportion with the local plan that was developed with much consultation and research. The North Bersted development remains unfinished several years later. these hugely inflated figures have been derived during a time of major migration into the area from Europe. The British people have now voted to leave the European Union - perhaps largely as a result of the major impact this was having on the environment and the increased pressure on the existing infrastructure? Will this demand and need for housing still be there after exit from the European Union?

Should any of the development go ahead provision should be made for;

- 1. Sustainable transport links to Chichester and Bognor - all year round cycle path that links up to the South Mundham area*
- 2. Improved facilities for children and recreation - an open park space currently completely lacking in the area that can be used for recreation and ball games and organized (childrens) football, a fenced sports court (football/basketball/netball) and small skate park - similar to the North Bersted new development, A childrens play area and tennis court/s - similar to the Tangmere Development, A community centre & Educational and Medical provision*

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