

William Gowin
78 Pagham Road, Nyetimber, Bognor
Regis

PO21 4NW

Your Ref: OWPC13527
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
David Innes

12th 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 11th April 2017 which has been recorded as **'an objection'** with the comments as follows:

I would like to register my opposition for the following reasons;

Transport;

We have limited road access as on a peninsula. Travelling at peak times is painful, taking 30mins to travel 4/5 miles off the peninsula. The proposed plans would increase the no. of homes by approx. 3500. The majority of households have at least 1 car meaning at least 3500 extra cars in this queue of traffic.

Parking on new estates is always significantly less than needed, meaning people will park on roads. This is a problem across the villages, slowing down traffic and causing dangerous blind spots.

Few employers south of Chichester means people able to buy the homes proposed will be traveling towards Chichester daily for work, significantly exacerbating the traffic situation travelling up to the A27.

Projects to alleviate the already strangled A27 have been abandoned, therefore when the traffic gets to the A27 it will add to the nightmare traffic around Chichester.

Local agricultural industry relies on transporting its produce via HGVs, increased traffic may mean they reconsider the location of their facilities, resulting in lost employment.

Local tourism results in seasonal increased traffic already.

Chichester and Bognor train stations have no capacity for more parking, & the peak time commuter services are full meaning rail travel is not a suitable alternative. Buses are a moot point.

The quality of current roads is poor and would not survive the proposed significant increase in traffic. The fact is that the road and traffic provision is unsustainable now, any increase would mean a complete collapse.

Flood impact;

During heavy rain we see flooding in fields and on local roads where the proposed building work will be taking place. An increase of tarmac and brick where water once collected before draining away will have a serious impact. This is not a sustainable environment in which to build.

Environmental impact;

Wildlife - The proposed developments are very close to Pagham harbour, a unique habitat particularly to bird life, which will impact the habitat there particularly throughout the years of planned construction. There will be an increase in cats which will hunt anything wild. There will also be an increase in litter, regardless of how many public bins are provided.

Waste Management - current amenity tips and landfill sites would not be able to adequately deal with the additional households' refuse and recycling. The proposal is unrealistic & unsustainable.

Waste water - In excess of 40 unauthorised releases of waste water into the Solent in the last year have been reported, the systems currently in place are at capacity.

Farmland;

We need land on which to grow crops, particularly as we may need to rely more on UK grown produce after exit from the EU. It is irresponsible to use prime agricultural land to build on. There are brownfield sites across the country on which to meet the necessary quota of new housing.

Public facilities;

There is currently inadequate provision for GPs, NHS dentists & school places in the area. To increase the population considerably without a clear plan for confirmed improvement of these basic public facilities is irresponsible. Even if there is some provision for GP surgeries locally, the hospital facilities locally have no similar plans to grow.

In short, the proposed developments are irresponsible & unsustainable, to proceed with them is not acceptable to residents locally and further afield in Bognor Regis or Chichester. The need for housing is understood, an area on a peninsula such as ours cannot sustain the hundreds & thousands of homes proposed. More controlled and sustainable increases in tens, not hundreds and thousands, would be welcomed and supported.

I trust these points of view are taken seriously.

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 of Place