

Philip Heath-Coleman
1 Ledra Drive, Pagham
Bognor Regis
West Sussex
PO21 4PF

Your Ref: OWPC14769
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
David Innes

31st July 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 29th July 2017 which has been recorded as **'an objection'** with the comments as follows:

I have looked at the revised cumulative transport assessment and proposed highway mitigation measures.

It is quite apparent to me that the mitigation measures will not cope with the additional traffic generated from the three sites, especially in relation to the road from Pagham to the A27 Chichester By-Pass. The report says that mitigation measures are not possible at the junction at The Royal Oak, Lagness, where a considerable tail-back of traffic already occurs on the Lower Bognor Road, but a contribution will be payable to the Highway Authority. So no improvement - just a financial inducement. Minor amendments to the roundabouts at The Walnut Tree and the Hunston Road junction are unlikely to cope. Most significant is the total absence of any measures to cope with the impact of the increased traffic on Vinnetrow Road and its junction with the Chiochester By-Pass.

The cumulative impact of traffic from the three sites is clearly beyond the capacity of this road and whilst a limited amount of development in Pagham to provide housing for locally generated population growth is acceptable and desirable, the cumulative impact of development on these three sites is quite unsustainable without making it impossible to gain convenient road access to the A27, Chichester and from there to the wider road network.

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

Neil Crowther
Group Head of Planning