

giles binyon
46 carlton avenue
bognor
po21 3lp

Your Ref: OWPC15212
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
David Innes

14th August 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 13th August 2017 which has been recorded as **'an objection'** with the comments as follows:

May I please make further comment, in addition to my previous (objection) in response to Hanbury Properties Response to Pagham Parish Council.

Their comment "It would be very difficult not to use BMV land" clearly show that little serious thought is being given by this company to the national importance of conserving our prime producing land in a post Brexit world.

Their comment on employment and wages does not mention how many jobs (if any) during the construction phase will be ring fenced for local people/firms. And assumes "...the creation of new facilities...." will definitely go ahead in order to create permanent jobs. Thus these figures are flawed considering the replication of similar facilities that are proposed by other developers near by.

Hanbury talk about local "road widening and operational improvements to junctions..". I fail to see how limited suggestions of quite minor improvement works ("..obligations which would be shared between the sites"!) would stop the traffic build up we get now at the Sefter/Pagham junction, Lower Bognor/Pagham junction, Pagham Rd (south of Hook Ln) let alone the two roundabouts north of Lagness, even at present traffic levels. I state again here that clearly major road improvement is essential.

Their comments that Natural England and the Council's Ecologist do not object are now, I believe, superseded by the recent input from Sussex Ornithology Society.

I am worried that even at this early stage Hanbury are being noncommittal on housing type. Please read point 6 on their response to Pagham Parish council e.g "...the application is illustrative and could change....", "...if there is a market demand....", and "...mix is in accordance with the housing needs identified...". For the non-planning savvy person it is very clear Hanbury are leaving all options open with maximum profit their goal (naturally). Pagham PC suggest that, with regards to drainage, more study should be done and that it "...appears over-reliant on culverts and on-site/down stream receiving..". To this reasonably cautious statement Hanbury assure us that watercourses will not be overloaded. Yet they haven't yet done the studies/calculations which they state ARE required. This is on land prone to flooding and whose main drainage (Pagham Rife) is severely restricted as it goes into a Tidal lagoon.

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