

J Ayling
32 Hook Lane
Rose Green
Bognor Regis
PO213PB

Your Ref: OWPC15236
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
David Innes

16th 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 15th August 2017 which has been recorded as '**an objection**' with the comments as follows:

The points of concern remain the same.

Roads

The responses of the proposed Developer are biased towards their Applications. The unclassified Pagham Road is not suitable for any more traffic. The A27 is gridlocked, as is the B2146/P2166 due to volume of traffic. It is a FACT. At the time of writing 3 p.m. on a Wednesday and looking at Google map the A27 is gridlocked between roundabouts.

Flooding

The sub soil is clay which takes a long time to absorb water. There is always a rain water issue on roads and fields after heavy rain. Arun District Council do not currently maintain the roads, pavements or grass verges in a satisfactory manner so there is little likelihood of ADC maintaining watercourses and ditches.

Sewage

It has been brought to my notice from a reliable source that sewage is released into the Pagham Rife on a regular basis due to overload. THIS IS NOT ACCEPTABLE. It has been reported in the press that Water Companies have had legal action taken against them for illegal discharge. It has also been reported that the Pagham Sewage plant is near to capacity, therefore I cannot imagine how a new large direct pipe can resolve the problem when it all ultimately goes to the same place.

Agricultural Land

The developers admit in their response that they wish to build on Grade 1 - 3 Agricultural Land. This should not be allowed. WE ALL NEED TO EAT. The South Coast is an area that has good sunlight for growing crops on high grade land. The land also supports diverse wildlife and there has been a long battle with ADC to get the Church Norton/Pagham Spit cut due to concerns over nesting terns and aquatic creatures. THIS IS DOUBLE STANDARDS. Nature needs protecting.

THE SUSTAINABILITY REPORTS PREPARED FOR THE ARUN DC AND PAGHAM PARISH COUNCIL BOTH STATE THAT BUILDING IN PAGHAM WILL HAVE A NEGATIVE EFFECT ON THE AREA.

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