

Mrs J Richardson
80 Harbour View Road
Pagham
West Sussex
PO21 4RH

Your Ref: OWPC15361
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
David Innes

25th 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 24th August 2017 which has been recorded as **'an objection'** with the comments as follows:

Thank you for informing me of the amendments to the above application. In objecting to these amendments I reiterate my original comments including that the land to be used is indeed 'best and most versatile' and as such should be protected to ensure we can produce our own food in the future.

I do not agree with the argument that the development will provide employment for the area. Considering the amount of houses proposed for this development alone, the amount of jobs that are proposed through the health facility, care home and school, should they actually happen, are negligible. finding people to employ for these facilities could also be a problem with the current shortage of GPs and Teachers. Indeed jobs may be lost as the effect on the tourist industry in the shape of Church Farm could be catastrophic. Will people want to holiday in the new town when it is so difficult to access?

I don't believe that the highways will be adapted to encompass the additional traffic created - particularly as we are not just considering this proposed site. Recent traffic chaos created at peak times through one set of traffic lights has shown how much of a problem exists without any additional transport.

I cannot believe that the new development is not seen as a threat to the wildlife in this area, so close to Pagham Harbour. The cutting of the spit has been delayed and fought over in order to accommodate a protected species of bird yet building a significant amount of houses in the vicinity, with all the noise, lack of habitat and pollution this will involve is not seen to be of any consequence. I certainly cannot agree that it will 'enhance the natural environment'!

I also reiterate my previous points that the waste water system struggles to cope with the present population without having to discharge untreated sewage into the rife on several occasions.

All this, and other issues such as flooding, lead me to continue to express my objection to this plan in its amended form.

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