

Gary Parkes
70 Pagham Road

PO21 4NW

Your Ref: OWPC17608
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
Mr D Easton

15th March 2018

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 14th March 2018 which has been recorded as '**an objection**' with the comments as follows:

Whilst understanding central government pressure to build homes in order to boost the economy (let's be clear this is not about affordability), as a local resident I continue to object in the strongest terms to this planning application. Simply considering the road infrastructure between Pagham and the A27 should be grounds enough to stop this development. Over the past few years the Pagham Road and the B2166 have frequently been unable to support the levels of traffic that use it. This is exacerbated by the A27 not being fit for purpose and plans to improve it shelved. Further development will only worsen the issue adding to the already long daily delays. In addition the issue of flooding becomes severely worsened by building on land (at sea level) that currently helps with drainage. Local wildlife will also be devastated by developers destroying natural habitats. Because of the coastal positioning and the surrounding harbour the location for this development is completely unsuitable for all of the above reasons but my primary objection is that of accessibility and insufficient road infrastructure. This will have a hugely negative impact upon all of Pagham's residents (and a huge knock on effect to those living in Aldwick and west Bognor.

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