

K Meadmore
18 A'Beckets Ave

PO214LX

Your Ref: OWPC17851
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
Mr D Easton

9th April 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 8th April 2018 which has been recorded as 'an objection' with the comments as follows:

I object to this planning application, any amended or revised version thereof or any other planning and development applications until and unless:

- a) All highways road improvements put forward in the Arun Transport Study 2016 and reviewed under the EBR Transport Review 2017 are fully in place and operational and additionally enhanced to include B2166 North Mundham, Runcton through to Pagham road widening and kerbing, the A27 Meadow Way Tangmere junction and any arising under an impact study in relation to the new Free School on the upper section of the B2145;*
- b) Southern Water and all the other utility companies have put in place operational upgraded or new facilities to provide adequately and effectively the supply and treatment necessary for all developments combined, and likely further to arise inclusive of those under the ADC and CDC Local Plans;*
- c) The Environment Agency and Natural England are included as additional pre-requisite signatories to all planning application approvals;*
- d) All 'brownfield' land in the ADC and CDC areas are fully utilised before further class 1, 2 and 3a classification land is permitted to be consumed, and where otherwise and such quality agricultural land is indeed approved by ADC/CDC for the purposes of development, then ADC/CDC is required to provide a clear and detailed rationale and justification for such decision to the satisfaction of the Parish Councils concerned and the Government Department for Communities and Local Government, Planning Policy and Reform Division;*
- e) Where there is uncertainty or disagreement as to whether a parcel of land is or is not suitable for development purposes, then independent and impartial arbitrators shall be appointed;*
- f) All incremental costs arising in relation to highways, utilities, infrastructure and services necessary to cope with all new developments current and future shall be borne by the developers, or Central Government, and not existing rate payers.*

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