

Mrs J Behr
16 Church Way
Bognor Regis
PO214QL

Your Ref: OWPC18046
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
Mr D Easton

30th 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 29th April 2018 which has been recorded as **'an objection'** with the comments as follows:

This application is a Departure from the Development Plan and therefore should be refused. Councils continuously fail to maintain the roads, with these new developments their condition will get worse still. There are many reasons to refuse the application as they are not sustainable, there is no infrastructure to support them. With changes recently made to planning applications such as protecting green fields and using brown field sites then I request you take these changes into account when making a decision, the area is not able to cope with in excess of 1000 extra vehicles, the risk of flooding. Wildlife needs protecting that includes the rare species of bats which are in the area, the fields are prime farm land with leaving the EU we need these fields to produce our foods. Have you actual evidence that this area needs housing, it doesn't, the area is self sufficient and is sustainable. Look at this sensibly, the houses that are being built at Berstead are not selling, this alone tells you that even more houses in an already over crowded area are not required. These would not be of any benefit to the area, Pagham Road is a 'B' road and would need seriously upgrading to safely take the extra traffic. Schools, doctors, employment none of which are prevalent in Pagham or Aldwick. Before you allow more development then you need to provide safe means of transport or roadways for people to travel which these roads are not. Therefore it makes sense to refuse the application and allow Barfoots to continue farming providing both food and employment.

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