

Alan Franks
9 Sussex Drive
Pagham
PO21 4RW

Your Ref: OWPC18329
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
Mr D Easton

22nd May 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 21st May 2018 which has been recorded as **'an objection'** with the comments as follows:

Having lived in Pagham for well over 30 years this planning application causes great concern. What about the local infrastructure, environment and wildlife habitats.

In 30 years there has been no change in our local road system. In that time, the volume of traffic has increased and continues to do so and not only at commuting times. We have more HGVs using the Pagham Road to get to Barfoots (which is enlarging yet again), the farm tractors and trailers necessary to our agriculture in the area. Added to this cross country traffic avoiding the A27/A259 to access along the coast and cyclists too. Very often the traffic is crawling owing to one of these road users. Adding yet more vehicles to this, which the proposed numbers of new houses would certainly generate, seems crazy when no changes to the roads are planned or, I understand, able to be made. Frustrated drivers already take unnecessary risks and end up in trouble as is seen regularly in the hedges and ditches on the Pagham Road. Cyclists lives are put in peril when vehicles want to overtake them and show no consideration for how close they come to the cyclist. WSCC and Highways England's reports can say these developments will have no impact but those of us who live in the Pagham area know that on what is a local, country road how can over a thousand new houses and the resultant vehicle movements not have an impact, of course it will!

Pagham Harbour is a very special site. Consider the time span and problems encountered with the planning application for cutting the spit and you know how important our environment is known to be. Both the areas adjacent to us and the wildlife habitats in and around Pagham Harbour and surrounding countryside. If the sea breaches the shingle bank, the village will be in trouble not just the houses on or near the beach. There are local areas which flood regularly causing damage to existing properties and roads. Looking at the fields in the winter it is easy to see how high the water table is. Putting yet more concrete down will only leave properties, existing and new, ever more vulnerable to flooding problems. The sewerage system is unlikely to be able to cope and allowing discharge in to the Pagham Rife which flows into Pagham Harbour is not in anyone's interest and will undoubtedly cause disturbance to local wildlife and habitats.

I am aware Pagham will have to accept some new housing but please think very carefully before allowing this very special area to be overwhelmed via the various planning applications in process at the moment. We like our village and do not want it to become yet another urban sprawl. Pagham Harbour and its surrounding areas are too precious to be lost.

Alan Franks

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

Planning operates an 'open file' policy and will publish details of your comments on the website. 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 does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website <https://www.arun.gov.uk/planning-privacy-statements>.

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