

Sally Franks
9 Sussex Drive
Pagham
Bognor Regis
PO21 4RW

Your Ref: OWPC18325
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 about the local infrastructure, environment and local wildlife.

In those 30 years there has been no real physical change to our local roads whilst the volumes of traffic have increased massively, particularly at commuting times. We have more HGVs using e Pagham Road to get to Barfoots (which is enlarging yet again), the farm tractors and trailers necessary in an agricultural area, as well as cross country traffic avoiding the A27/A259 to gain access along the coast and cyclists too. Adding yet more vehicles to this, which this number of new houses would generate, seems crazy when no changes to the roads are to be allowed for or able to be made. Frustrated drivers already take unnecessary risks and end up in trouble as we see all too often on the Pagham Road in the hedges and ditches and put cyclists lives in peril when overtaking them. Whatever WSCC and Highways England's reports say, these developments will have an impact on what is a local, country road how can over a thousand new houses and they resultant vehicle movements not.

Pagham Harbour is a very special site. One only has to consider the time span and problems encountered with the planning application for cutting the spit to know how important our environment is known to be in this area, as well as the wildlife habitats in Pagham Harbour and our surrounding fields. If the sea breaches the shingle bank, we will all be in trouble not just the houses on the beach. There are already local areas which flood regularly causing damage to existing properties. Look at the fields in the winter, how high the water table is can easily be seen. Putting yet more concrete down will leave properties, both new and old, even more vulnerable to flooding. The sewerage system is unlikely to be able to cope and allowing discharge in to the Pagham Rife and thus into Pagham Harbour is not in anyone's interest and will undoubtedly cause disturbance to local wildlife and habitats.

Whilst I know Pagham will have to accept some new housing, please think very carefully before allowing this very special area to be inundated via the various planning applications in process at the moment and turning a village into an urban sprawl. Pagham Harbour

and its surrounding areas are too precious to be lost.

Sally 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 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