

Mr C J Mason
43 West Front Road, Pagham

PO214SZ

Your Ref: OWPC20282
Our Ref: P/140/16/OUT 21-12-2016
Please ask for:
Mr D Easton

22nd October 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.

Land South of Summer Lane & West of Pagham Road Pagham

Thank you for your internet representation made on 21st October 2018 which has been recorded as '**an objection**' with the comments as follows:

- 1. The proposed developments are close, and in one case adjacent, to an important nature reserve. They would inevitably cause disturbance and adversely affect the habitat and wildlife on the reserve which is unique and irreplaceable.*
- 2. The land to be used is valuable productive farmland. We should not be allowing this kind of land to be used for building at a time when we need to be more self-sufficient as a nation and encouraging local food production.*
- 3. On occasions the Pagham sewerage system has been unable to cope even with the present number of houses. Sewage has been discharged into and polluted the nature reserve (the harbour) as a result. Further building here can only increase this risk.*
- 4. Pagham Road between Nyetimber, Runcton and Chichester is totally inadequate to cope with the additional traffic which would result from the developments. Even now traffic is frequently slow moving in places and dangerous both for motor traffic and particularly for the many cyclists who use it.*
- 5. It is highly questionable whether other essential services, such as schools and health care will be able to manage the increased demands.*

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.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received

that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the 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 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