

Nicholas Caine
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Aldwick
Bognor Regis
PO21 3AS

Your Ref: OWPC22436
Our Ref: P/30/19/OUT 26-03-2019
Please ask for:
Mr D Easton

1st May 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for the construction of up to 300 No. new homes, a care home of up to 80 beds, D1 uses of up to 4,000 sqm including a 2 form entry primary school, the formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application may affect the setting of a listed building (resubmission following P/6/17/OUT).

Land north of Hook Lane Pagham

Thank you for your internet representation made on 1st May 2019 which has been recorded as **'an objection'** with the comments as follows:

This is an identical application put in by developer Hallam, an inquiry is already pending however and should await the outcome of this.

My objections to this large scale development are:

- This has already been refused on basis of impact of increased traffic - nothing has changed to deal with this issue, if anything it will only be aggravated by increased traffic from Barfoots, from the FreeSchool and wider spread increasing problems on the A27.*
- We should not be building on prime arable farming land. Very short sighted. Once this has been concreted over it is gone forever and we should be able to sustain our nation's food needs with Brexit still unresolved and uncertainty looming ongoing.*
- Flood risk. Photographic evidence has shown flooding in surrounding fields each winter. Building over this will only exacerbate the problem and cause lasting issues for both new and existing residents.*
- In addition, Southern Water have previously had to empty raw sewage into Pagham Rife, which then pollutes our sea, they will not be able to support any more sewage. This is surely a time to be standing up for our environment and oceans before it is too late?! We need to take responsibility now to leave a legacy for our children.*
- Our Drs, hospitals and schools are already at capacity and struggling to attract and retain staff. How can we support such a high number of additional residents without the infrastructure? -- Our area is tourist hotspot, but large scale building developments will detract from this, in addition to certain increase in traffic problems it will have long-lasting impact on tourism and the local economy.*
- Please let's protect the area where we live and make it better for everyone who lives and visits. Large scale housing developments will change this area irrevocably and no one will benefit, including new residents to these planned developments.*

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