

Lesley Howlett
63 Conway Drive

PO21 4XD

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Your Ref: OWPC22840
Our Ref: P/30/19/OUT 26-03-2019
Please ask for:
Mr D Easton

9th 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 8th May 2019 which has been recorded as **'an objection'** with the comments as follows:

- 1. Insufficient infrastructure.*
- 2. Would affect Highway safety accessing an already busy road. Existing road is dangerous with large HGV traffic.*
- 3. Loss of view for existing residents and the wider community. Detrimental to the rural outlook.*
- 4. Increased noise from extra traffic load.*
- 5. Unacceptable high density/over development of the site which must be taken into consideration with other developments. The cumulative effect of the development would considerably affect the community.*
- 6. Visual impact of the development in a rural setting is detrimental. Effect of the development on the neighbourhood would not be in keeping with predominantly low level bungalows.*
- 8. No guarantee that Southern Water could cope with the increased pressure on water demand and sewage.*
- 9. Previous planning decisions have refused this site twice, for good reason.*
- 10. Agricultural land must be preserved as we move away from the EU.*
- 11. Insufficient local employment for a development of this size. Would result in excessive commutes.*
- 12. Inappropriate development for green belt land.*
- 13. Local Doctor's surgery is already at capacity.*
- 14. No funds for a care home, no providers available.*
- 15. No funds for a 2 form primary school which has been listed on 2 other developments, which suggests this area would be used for further housing.*
- 16. Nearby listed building may be affected.*

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