

David & Kerry Lane
Moonrakers
Summer Lane
Pagham
Bognor Regis
PO21 4NG

Your Ref: OWPC6735
Our Ref: P/58/15/OUT 11-06-2015
Please ask for:
Mr S Davis

25th August 2015

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 erection of 90 No. dwellings with associated access & open space. This is a Departure from the Development Plan.

Land at Summer Lane Pagham

Thank you for your internet representation made on 25th August 2015 which has been recorded as '**an objection**' with the comments as follows:

We strongly oppose the plans to build 90 properties with access down Summer Lane. We feel that Summer Lane is totally inadequate for this project and totally unsafe. Starting with Pagham Road although you say about changing the entrance to Summer Lane many vehicles park on Pagham Road thus causing road blockages and very hazardous situations, there are 2 bus stops right by the junction causing further problems. In a recent survey houses have an average of 2 vehicles per property which could mean an extra 180 vehicles entering and exiting Summer Lane every day. The junction with Pagham Road will just not take this kind of extra traffic. Aswell as household vehicles you have various other vehicles including Tractors, Refuse lorries, Sewerage lorries all using the road regularly, an accident is waiting to happen! The road is just not wide enough for 2 way traffic. On the road plans you show there will be a 1.8metre path way on the North side of Summer Lane, that only leaves 4 metres outside our property to the beginning of the drive way opposite our property but the plan says 4.8 metres so surely these plans are wrong for a start. There is an electrical substation opposite our property aswell which will then be more exposed to being hit by a vehicle as the lorries are very close to them now. Our property aswell as next doors(SELIG) have driveways that are sloped towards the road, with the angle of these it surely would make it impossible to create a new pathway running outside our properties, which is mentioned on the WSCC report. There will also be the issues of doctors(hard to get appointments now), dentists and particularly schools as the local schools are full so where will all the new children to the area go? Furtherafield will be the answer to that so every morning and again in the afternoon all these parents will be transporting their kids to school rather than being able to walk. We understand that new houses have to be built but surely the infrastructure needs to be looked at in detail as anyone can see that Summer Lane is totally not fit for this purpose to provide access for 90 dwellings. Surely if these houses were to be built then a new road further south coming off Pagham Road would be more appropriate causing less problems and would be purpose built to suit. The village of Pagham and Nyetimber cannot really cope with another 90 dwellings, there will be major road issues with all the extra vehicles, the area is not exactly well prepared for flooding issues either, some insurance companies will not entertain you now let alone if more problems occur. The main road to Chichester is very busy now so with another possible 180 vehicles the road will not cope.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control

committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. 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 means that its contents will then be disregarded.

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

Karl Roberts
Director Planning & Economic Regeneration