

James Roots
38 Lion Road
Pagham
Bognor Regis
PO213LA

Your Ref: OWPC12205
Our Ref: P/6/17/OUT 18-01-2017
Please ask for:
David Innes

26th January 2017

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 construction of up to 300No. new homes, Care home of up to 80No. beds, D1uses of up to 4000sqm including a 2 form entry Primary School, formation of new means of access onto Hook Lane & Pagham Road, new pedestrian & cycle links, the laying out of open space, new strategic landscaping, habitat creation, drainage features & associated ground works & infrastructure. This application is a Departure from the development plan

Land North of Hook Lane Pagham

Thank you for your internet representation made on 25th January 2017 which has been recorded as '**an objection**' with the comments as follows:

I am strongly against this development.

My 3 children currently enjoy playing in our back garden which backs onto hook lane. They often comment about the nature they have seen whilst playing for example, the sparrow hawks that hunt for mice in the fields, the wide range of birds that come into the garden and how in the summer months they go outside at sun set to watch the bats flying around the garden.. with the new development looming, I fear that this summer will be the last time my children see the bats, the birds, and other wild life so close to their home as they will be driven away due to lack of food, lack of shelter, and too much human interference. Not failing to mention my son watching the numerous tractors and combine harvesters harvesting the crops in the field from his bedroom window which he loves... I have always lived in Bognor Regis, growing up down barrack lane in Aldwick, with both my Grandparents living in Pagham so I know this area like the back of my hand it will be a shame to lose more land we played on as children to a housing development. When I moved out from my parents house I lived in North Bersted a big housing development/concrete jungle/ and area with no character or sense of community I really do feel this is what Pagham will turn into in years to come if this development gets the go ahead. When we moved back to Pagham we realised how lucky we are to have grown up around Pagham and are able to live here again.. the difference is massive and only within 5 miles of each other. You will lose the die hard Pagham people as they will move to seek the life they had. Flooding seems to be a risk in this area. When I moved in we had a very expensive survey done and it read on there that there was an area on each corner of hook lane that was prone to flooding.. again, if you were to build concrete on that field which acts as a natural drain away, you risk flooding the houses on our side of the road-there is no way of telling how much that field absorbs in heavy rain so what would be done to absolutely guarantee the flooding wouldn't get worse? I'm not sure you can guarantee it? Another concern is traffic. I work In Portsmouth, and already have to leave early.. I just about have enough time to say good morning to my wife and children before I leave for work everyday and I just about get home in time to read them a bedtime story-because the roads in Pagham are becoming congested as it is, how do you propose to facilitate the increase in traffic.. simple maths.. 1300 house extra houses in Pagham between the sefter road, hook lane and summer lane developments.. average of 2 cars per household we are talking 2600 cars..going back to seeing my children - life in Pagham isn't looking so

rose coloured!

My wife teaches at the local Rose Green School. They are over occupied with some of our friends children in catchment not even getting a place even though their mum works at the school.. with the school currently wondering if they could go down to a 4 day week due to lack of funding where is the funding for an additional 3 schools coming from and how will it be sustained??

I fear that with a lot of this housing becoming council housing/nursing homes/schools it puts a very cosmopolitan feel to a very countryside feeling village which is what Pagham is all about.

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