

Jason Ambridge
9 Lodsworth Road
Bognor Regis
West Sussex
PO21 3PG

Your Ref: OWPC12265
Our Ref: P/6/17/OUT 18-01-2017
Please ask for:
David Innes

31st 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 30th January 2017 which has been recorded as '**an objection**' with the comments as follows:

I live in Lodsworth Road close to the proposed sites and believe the developments are completely out of character with the area, for the following reasons:

The public transport links are not good. The bus services are not very frequent, especially those in Hook Lane.

Sefter Road is B road standard at best and not suitable for increased traffic. It floods every year. This road needs a serious upgrade before this amount of housing and increased traffic should be considered.

With 230 to 300 homes proposed in Hook Lane this will bring another 500+ cars, most of them travelling to the A27 along the Pagham Road. Getting to the A27 at peak times is already slow or stationary without extra traffic. The traffic will go that way because there is not enough work in Bognor Regis to sustain this much new housing. Until the A27 is improved I can't see any large housing development south of the A27 being a success in this area. The A27 will always be a bottleneck for traffic from the south of Chichester. There are plenty of new homes in Bognor from Bersted to Felpham with better transport links. Have these all sold yet?

A new development of this size will spoil the rural feel of this area of Pagham.

Without a new school and doctor's surgery included the local facilities will not cope.

I am not convinced the flood risk will be dealt with sufficiently. The fields and roads flood regularly.

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