

Clive Fawke
42 Honeysuckle Drive
Mill Farm
Pagham
PO 21 3P

Your Ref: OWPC12305
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 31st January 2017 which has been recorded as '**an objection**' with the comments as follows:

Dear Sirs

RE: Planning Application P/6/17/OUT - Hook Lane.

I am writing this letter, in my protest to the planning application, for Sefter Road

I cannot believe that Arun district Council would even consider another application for even more new builds In the Pagham area.

There are proposed applications for Summer Lane, Sefter Road , and Hook Lane totalling some 1300 approx new builds.

These proposed plans are totally unsustainable, both from an increase in the extra traffic this would bring plus, the extra risk of flooding for which this area has suffered in the past.

1. The Pagham road is already a very busy road during the winter months, plus the increase that summer visitors bring to the village. It is also a very dangerous road for cyclist and also drivers. The amount of traffic that has come from the increased development of Barfoots allowing an increase 40ft 32ton articulated lorries to use this road, has made it even more hazardous. Pagham road is a country road, and was never intended to be used a a class A road, it cannot cope. If you took the trouble to drive on this road, and be faced with a big commercial vehicle coming towards you then you would understand what we are all concerned about. During 2016 there have been numerous cars forced off the road into the ditches, due to the size of the commercial vehicles taking up a wider wheel base means you have to pull to the left just to get by. The amount of wear these 32 tonners cause, means that the edges of the road break away, which if you get stuck on them alters your cars steering and can leave you suddenly fighting to keep your car on the road and is certainly the reason why so many cars come off and go into the ditches. Luckily there has not been a loss of life recently, but certainly injuries sustained. This is all before any further houses are built. There has been a definite increase in traffic flow since the Felpham by-pass as been open, especially around the Rose Green Road leading to Sefter Road. Where motorists are using these roads as a rat

run to try to beat traffic hold ups on the A27.

2. I live on the Mill Farm estate, and in 2012 we have suffered from serious flooding, so much so that our management team had to install extra pumps alongside the Bunge which was built specifically to try to prevent flooding in this area. Flooding in this area both from the sea, and from the Rife overflowing etc is a matter of record, building 1300 homes will undoubtedly exacerbate the situation.

3. All the criteria you had to refuse planning applications in the past still remain. The fact that roads are too narrow and exits into and out of Seftor Road are even more dangerous with the extra traffic we now experiencing and given the history of this area, concerning traffic and flooding problems how can you responsibly allow further developments?

Yours faithfully

Clive Fawke

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