

Mr M J and Mrs H F Bryant
54 Hook Lane

Bognor Regis
West Sussex
PO21 3PD

Your Ref: OWPC12335

Our Ref: P/6/17/OUT 18-01-2017

Please ask for:
David Innes

1st February 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:

We write to raise our strong objection to yet another large scale development in Pagham. We strongly oppose this planning application on the basis that such large scale development cannot be sustained by the area.

Pagham and the surrounding areas do not have the infrastructure to support large scale housing and the additional pressures that it will bring.

Currently, the roads connecting Pagham are not suitable for the amount of traffic that they already carry and further traffic on these roads will in no doubt make them more treacherous and congested than they already are. There are frequent accidents on the winding country B roads that also have to be used by articulated vehicles that service the farms. Gaining access to the A27 for a daily commute to work can take longer than one hour.

We can only assume, given the lack of employment prospects locally that the residents of these new homes will have to commute to their places of work. Adding this much additional traffic to the local roads will only make these problems worse.

Flooding on Hook Lane, Lodsworth Close, Hook Lane Close, and Sefter Road has always and continues to be an issue. Building on this already saturated land is going to have a catastrophic effect on many people. Our neighbours have been flooded out of their homes unable to return to them for 12months and we were stranded in our house until the flooding subsided. We understand from the applicants plans that they intend for water to run away from Hook Lane to a constructed pond but are puzzled as to how this water is going to run up hill? We have no confidence in the flood alleviation proposal.

In an area that relies on farming as part of its local industry how is developing prime farm land acceptable? The local open farmland also supports lots of wildlife, including bats, newts, owls, hawks and migrating birds that land on the pond that appears in the middle of Hook Lane field after one day of rain.

Our local services such as healthcare, and education are already massively oversubscribed and under huge financial pressures. These services will not be able to sustain migration to the area. We note that there is provision of land for a Primary School but are doubtful of the Local Authorities ability to fund this. Local schools have been under funded by central government for years and will struggle to recover. Doctor's appointments locally are scarce and will become ever rarer if you allow such massive population growth here. Local emergency services cannot cope with the work they have

now, any more pressure on them is likely to result in someone not getting an ambulance when the most need it.

Having had the opportunity, with our Parish Council, to create a Local Plan we feel let down by our District Council and can only hope, that you listen to our views and reject this application as all of the issues that prevented previous applications being passed here still stand. NOTHING HAS CHANGED.

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