

Kate Brooks
25 Lion Road
Nyetimber
Bognor Regis
PO213LA

Your Ref: OWPC12315
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:

I know we can't stop houses needing to be built but I do object to building houses where the infrastructure can not support them and where the estate becomes its own insular community.

Adding this estate to Pagham/Nyetimber won't do anything to enhance the area at all either visually or community wise. On the proposed development the community spaces are all at the furthest end from the village meaning that the current community doesn't get to share any of these facilities, it just gets to look at the side of a large ugly brick care home and possibly a school. Both will obscure any view that we all currently have and understandably current residents are not keen. All the developments open spaces are at the far end of the site to be enjoyed only by the residents of the development. Hardly community spirited!!

With regards to the infrastructure, I currently have to wait for over two weeks to get a doctors appointment in the area so with over 500 houses planned for Hook Lane, Sefters Road and the Bartons Farm development in Pagham where will all these people go to the doctors or dentist? What additional childrens facilities and clubs will be provided? How will all the additional cars, possibly 1000 more, actually flow into and out of the area? The roads already are queued up every morning by 8am to get into Chichester and Bognor. And of course if the current plans for the A27 take effect then there will be all of the Manhood and Wittering traffic diverted on the Pagham Road as well. There are no cycle paths into Chichester and Bognor which adds to the road chaos at rush hour as there already are plenty of cyclists and no overtaking space. There are no footpaths into Chichester so no one can do anything really apart from drive. By adding potentially another 1000-2000 people to a small area are the council really expecting all the infrastructure to work? Meanwhile part of Pagham falls into the sea with the potential for flooding of hundreds of houses once the beach road is breached. The current pavements, especially in our road, are all broken and eroding (actually quite dangerous). I'm not sure ADC has got its priorities right here! How about facing up to your responsibilities to fix what you have before adding more houses that you can't support.

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