

Simon Thrower
58 Hook Lane
Rose Green
Bognor Regis
West Sussex
PO21 3PD

Your Ref: OWPC12436
Our Ref: P/6/17/OUT 18-01-2017
Please ask for:
David Innes

7th 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 6th February 2017 which has been recorded as '**an objection**' with the comments as follows:

*I total object to the Hook Lane planning application for the following reasons:-
My Home has already flooded as the drainage system cannot cope in Hook Lane. This road historically floods and building more houses would increase the flood risk to mine and other properties within Hook Lane. The field opposite is already permanently flooded due to the high water table. Where would the water go if a housing development were built on it? The Rife cannot cope with the current fall of water, without adding to it further. And why is Arun council proposing that grade 2 farm land be built on. Should the council not be looking to build on brown belt land before destroying good quality grade 2 farming land? Also the volume of traffic on our country roads from this and other proposed/pending developments would be unsustainable, what with the already increased HGV movements and that topped with the increased vehicle movements during season down to Church Farm with holiday visitors. Our country roads cannot sustain this this kind of traffic. Traffic backs up daily to Sefter Road along the Pagham road due to the large volume of traffic. Imagine what it would be like if the developments were to go ahead? It would be gridlocked. This is a village which struggles to cope now. It only has B roads leading to and from it, the roads could not sustain any increase in traffic. Also there is no real employment within the village itself, therefore anyone living here would have to commute leading to even more pressure on the 'B' roads.
And finally, further housing would also lead to an increase pressure on doctors, dentist and hospital services, and these are already stretched.*

S.T Thrower

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