

giles binyon
46 carlton avenue
rose green
bognor
po21 3lp

Your Ref: OWPC12493
Our Ref: P/6/17/OUT 18-01-2017
Please ask for:
David Innes

9th 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 8th February 2017 which has been recorded as '**an objection**' with the comments as follows:

I am writing to register my objection to the above development. I am mainly concerned with the (already) lack of infrastructure. However also, not withstanding, the loss of excellent views across countryside to the downs and the adverse effect on wildlife including wild fowl from Pagham Nature Reserve grazing in this area, that this development would cause.

The country lane known as Pagham Road has to contend with a recent increase in traffic from the Bognor Road due to cars avoiding the gridlock at the new Bersted roundabout and wanting to get to Chichester/A27 at busy times. This mixing with the regular agricultural vehicles, articulated lorries, bicycles and the odd bus and pedestrian causes a toxic mix which is the reason I (and many of my friends) have been witness to dangerous near miss situations. These and abandoned vehicles which are spotted in the road ditches or fields on a regular basis are all the natural result of a dangerous road being overwhelmed with inappropriate traffic. This is now being compounded by deep ruts at the road side due to the larger lorries having to over ride into the verges on the narrow bends. The short trip into Chichester can frequently take 40 minutes and sometimes a lot more. It is well documented that our health services are stretched. This would be worse still with hundreds more relying on St Richards including elderly from the proposed care home. I have been reliably informed that the emergency services, in particular the police, have submitted reports explaining that developments in this area will compromise their ability to provide a proper service.

There are large areas of standing water in this and surrounding fields. We have already experienced bad flooding in this area (2012) and I feel the developer has only paid "lip service" to this problem.

Over one hundred and twenty houses are due to be built in the village but for the above reasons it is essential that we have massive infrastructure work BEFORE any more houses are built.

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