

J Ayling
32 Hook Lane
Rose Green
Bognor Regis
PO213PB

Your Ref: OWPC12608
Our Ref: P/6/17/OUT 18-01-2017
Please ask for:
David Innes

14th 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 13th February 2017 which has been recorded as '**an objection**' with the comments as follows:

I OBJECT TO THIS PLANNING APPLICATION ON THE FOLLOWING GROUNDS:

- 1. This proposed building venue is not sustainable.*
- 2. This site has already been refused Permission for housing in the past.*
- 3. This field is also the feeding ground of migrating birds which I have witnessed this week i.e. Geese, Lapwings and herons. The area also sustains bats and owls.*
- 4. The surrounding roads are country lanes and are not suitable for anymore traffic. The B2166 is gridlocked in the morning and evening as is the A259 which is the alternative route and has been made worse since the new Felpham-by-pass was opened. Traffic clogs from the Walnut Tree pub to Pagham in the evening and likewise from Runcton Farm Shop to the A27 in the morning, making getting to work more than frustrating.*
- 5. There are many accidents on the Pagham Road leading to cars in ditches and through the hedge into the fields. There are many heavy lorries visiting Barfoots with possibly more in the future. Potholes appear regularly in the road and road edge because the road is too narrow and the traffic too heavy.*
- 6. The Pagham Road floods after heavy rainfall as does Sefter Lane.*
- 7. Pagham Road is used by many cyclists and overtaking them is very difficult. Pedestrians often walk on the road and grass verges. There are minimal work opportunities south of the A27 so more vehicles will need to use the A27 and there are only two ways out.*
- 8. Pagham's sewage system is apparently on overload and therefore cannot cope with any more homes.*
- 9. The NHS is at breaking point and the Grove House Surgery cannot cope with any more patients. How are new surgeries going to recruit staff when Grove House has such difficulties?*
- 10. Heavy lorries for building works will create more damaged roads and cause havoc for motorists.*
- 11. Consideration needs to be given to existing Council Tax paying residents of Pagham.*

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