

Caroline Swanson
5 Well Lodge
Nyetimber Mill
Pagham
West Sussex
PO21 3TF

Your Ref: OWPC12635
Our Ref: P/6/17/OUT 18-01-2017
Please ask for:
David Innes

15th 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 14th February 2017 which has been recorded as '**an objection**' with the comments as follows:

Please register my opposition to the proposed housing development for Hook Lane, Pagham.

To begin, the visual impact of so many buildings where none have existed before will blight Pagham. The views of the South Downs for everyone who uses Hook Lane (to walk, drive or live alongside), as well as travelling north on Pagham Road, will be gone forever. This open aspect that we all appreciate, instead, will be just another area of noise and disturbances to ruin the parochial feel that we enjoy here.

Green Belt land should REMAIN GREEN. This prime agricultural land may be called into use for food production in the future (especially given the uncertainty that comes with Brexit). Unsustainable patterns of development should not be allowed here, so close to Pagham Nature Reserve, an important habitat for migrating birds and wildlife.

Highway safety is another concern. Hundreds of extra vehicles using the very narrow single carriageway (Pagham Road) which is already busy, means more inconvenience for everyone, not to mention that there will be little room in the future to widen it! Hook Lane will become busier and more dangerous with extra vehicles parking along it, as there is not enough planned provision for off road parking if the 80 bed care home is built.

More pollution, more flooding problems with less soak away, the impact on drains, litter, extra light pollution and of course, more pressure on resources and an infrastructure which is currently stretched to the limit (doctors and dentists).

I believe that the proposed development would be out of character with our existing housing, as well as failing to enhance the character of our neighbourhood.

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