

Dr Malcolm G Ridley
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Bognor Regis
West Sussex
PO21 4DE

Your Ref: OWPC12639
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:

I cannot believe the chutzpah of the developers in submitting this claim. We all went through this a few years back and the application was refused and turned down (permanently, we were told) on appeal.

This is the latest in a series of unwelcome applications, which, if approved, together would destroy the character of the area and the living standards of the residents.

The need for a massive housing increase in this area is unproven. Just because the Planning Department can give permission, it does not mean it should, otherwise a mockery is made of the word 'planning'.

My main objection refers to the infrastructure, especially the roads. The total number of houses proposed by this tranche of recent planning applications will be more than a thousand. Working age residents (assuming they can find work in an area with little employment on offer) will likely need to drive up the winding and inadequate Pagham Road to get to the A27; this road is already a death-trap during the rush hours, especially for cyclists commuting from Pagham. The road network must be improved and proper cycleways provided before any of these planning applications should even be considered for passing.

Increasing the population of this area by a third will place an intolerable strain on an already stretched NHS. There are simply not enough GPs to cope; GP recruitment is a major problem nationally.

Once valuable farmland is built upon, there is no going back. With Brexit upon us, it is increasingly important for this country to be self-sufficient in food provision. Building on fertile agricultural land makes no sense whatever.

Please be brave and refuse these developments collectively on our behalf. Please listen to the residents and not satisfy the speculative greed of property developers.

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