

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

Your Ref: OWPC12632
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 wish to object on the following grounds:-

- 1. The loss of top quality arable farmland growing vegetables for the home market - especially with the uncertainties following the 'Brexit' referendum which may have an adverse effect on the supply of imported vegetables in the future.*
- 2. Increased traffic on the already overused Pagham Road, to and from Chichester. This single carriageway is already gridlocked at peak hours of the day, and the queues to access the A27 at both Whyke and Bognor Road roundabouts result in delays of up to half-an-hour to cover just 1 to 2 miles. Added to this, the nearest large Tesco and Sainsbury supermarkets are 4 miles away in Shripney, involving more heavy traffic along Sefter Road/Rose Green Road/Hewarts Lane and on to Bersted, or along Grosvenor Gardens/Gossamer Lane/Aldwick Street/Fish Lane and on to Bognor, again all these routes are only single carriageway.*
- 3. Increased risk of flooding. The current drainage system can't cope when there is heavy rainfall, with flooding occurring in recent years not only on the proposed site, but also in Hook Lane, Pagham Road and Sefter Road. In particular the south west corner of the site, at the junction of Hook Lane with Pagham Road, is 2 to 3 metres lower than where the proposed drainage 'run-off' and rife will exit to the north west of the site towards the junction of Pagham Road and Sefter Road - how can drainage water run uphill?*
- 4. With the proposed extra housing, there will be an adverse environmental effect with an increase of C02 emissions, together with light and noise pollution. This will have a potential detrimental effect to the nearby Pagham Harbour Nature Reserve which incorporates inter-tidal salt marsh with associated shingle banks, pools, ditches and hedgerows and which is an important internationally known refuge for migrating birds and wildlife.*
- 5. Will the present water treatment and sewerage works, located to the west of the site, be able to cope satisfactorily with the increased population?*
- 6. The local doctor's surgery is already working to capacity, with delays of 7 to 10 working days to book an appointment. There will also be a corresponding increase in the number of patients for the dental practices.*
- 7. The new development will have a detrimental effect on the 'quality of life' of all the residents in the immediate area, even down to the simple enjoyment of walking along*

Hook Lane with its unhindered views of the South Downs to the north and Chichester Cathedral Spire to the north west. Sir Nicholas Pevsner, one of the 20th century's most learned writers on art and architecture states, 'no other English Cathedral, not even Lincoln, exerts such a continuous presence on the flat surrounding countryside, with the gently rising backcloth of the South Downs - Spire and Countryside cannot be given a value in terms of landscape or architecture'. Unfortunately, with this proposed development both the magnificent views and the character of Pagham, a small village community for centuries, will be changed for the worse forever.

8. There are currently 4 proposed development sites in Pagham, with 1 site already approved for 130 houses to the north of Summer Lane. The proposals total over 1,300 houses with an estimated increase to the population of 3,000 people and 1,500 to 2,000 extra vehicles - Arun District Council need to identify alternative sites that will provide better accesses to the A27 and with the opportunity of constructing an infrastructure that will safely accommodate these numbers from the start.

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