

Mr S F Wright
34 Hook Lane Rose Green Bognor Regis
West Sussex

PO21 3PB

Your Ref: OWPC12827
Our Ref: P/6/17/OUT 18-01-2017
Please ask for:
David Innes

21st 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 20th February 2017 which has been recorded as '**an objection**' with the comments as follows:

I object to the current planning application for Hook Lane, siting the following

1. 16/18 years ago, planning permission was rejected by a government inspector after a lengthy public enquiry. The inspector found no compelling need for the development as there has been no change (apart from government quotas regarding increased housing) I can see no reason to challenge the inspectors views.

I read in the local press that the sewage treatment plant in Summer Lane that serves Pagham cannot cope and has to discharge raw sewage directly into the harbour. Additional housing will only exasperate the problem.

As I look out over the field where the proposed development is to occur, during rainy days, 3 ponds appear and on some occasions spill onto the main road. Whilst this is natural drainage surface water from new roads, roofs, and drives etc will prevent natural drainage.

A number of years ago, my house insurance premium increased alarmingly, I contacted the company and was eventually told that I live in a flood risk area, this will be the same for others if houses are built, but they will not know until they try to get insurance.

The road out of Pagham is as I believe the busiest unclassified road, it is inadequate for the current levels of traffic, it was at its limit at the previous application and with increased additional volume of traffic it would become intolerable and dangerous.

I believe this piece of grade 2 agriculture land is still classed as the strategic gap between 2 settlements and as such should be retained.

Whilst I am not against house building the provision should be for affordable/rentable housing, a new school yes but only in a place which is suitable, not 1) a green field grade 2 agricultural land (which lets face it house builders prefer) 2) The strategic gap designated piece of land 3) Land that acts as natural drainage 4) In a position accessed by an inadequate road network 5) In a location where the treatment of sewage cannot be controlled 6) In a place that is not work sustainable (future households will not work locally as employment locally is not in abundance and therefore will have to travel.

7) Where a governing inspector has already turned down this type of development and where circumstances have not changed since then.

8) Part of the development plan

So please do not grant this proposed development

Mr S F Wright.

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