

Jacqueline Barnes
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Rose Green
Bognor Regis
West Sussex
PO21 3NA

Your Ref: OWPC12876
Our Ref: P/6/17/OUT 18-01-2017
Please ask for:
David Innes

23rd 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 22nd February 2017 which has been recorded as '**an objection**' with the comments as follows:

I object to the planning application for the development of land North of Hook Lane.

Conservation of open land, the need to safeguard the countryside and the impact on the appearance of the area

I am concerned that the proposed development would have a negative impact on the local countryside and the appearance of the area. Pagham is a semi-rural location, and the proximity to open countryside and its wildlife is a major attraction to the area. Some of the houses would be at a greater density than surrounding properties and would not have front gardens that set them back from the road, which is one of the characteristics of properties in the area.

The proposed development would result in the loss of very good quality agricultural land (Grade 2), and the local planning authority should seek to use areas of poorer quality land in preference to this. Whilst the proposed development may not be considered to be significant development of agricultural land in planning policy terms, the cumulative impact of the proposed developments in the area should be assessed.

Local facilities

Rose Green Infant and Junior Schools and Grove House surgery are already oversubscribed. Whilst land for a new primary school and a health centre and/or children's day nursery is included in the development proposals, I am concerned that these facilities may either not be funded or would be put in place after the proposed development, putting current facilities under further strain. I also understand that there are problems locally recruiting sufficient healthcare professionals.

Highways safety and traffic

The proposed development would increase the volume of traffic in an already congested network, as most local residents commute to Chichester and beyond. One of the main commuting routes is the B2166 Pagham Road, which cars share with lorries, farm traffic

and cyclists, and where there have been a number of accidents in recent years. I am also concerned that a capacity assessment has not been undertaken for the Vinnetrow Road junction of the A27 Chichester Bypass/Bognor Road Roundabout, as this is a main route to/from Bognor Regis and would be impacted by the proposed development.

Whilst local facilities are within a short walking distance and are easily accessible, local experience shows that a large number of local trips would not be made on foot or by bicycle. Adequate parking for employees, visitors and drop-offs would need to be provided at the proposed community facilities to prevent congestion and vehicles parking in the surrounding roads.

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