

Lucy Roots
38 Lion Road
Pagham
PO213LA

Your Ref: OWPC12928
Our Ref: P/6/17/OUT 18-01-2017
Please ask for:
David Innes

27th 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 24th February 2017 which has been recorded as **'an objection'** with the comments as follows:

I'm writing to oppose the building application P/6/17/OUT . Having lived in this area for the last 25 years there are many reasons as to why I believe the proposed plans would be detrimental to our area and our community.

Firstly, I would like to talk about community and what it means to us. In this day and age, this idea of community is quickly diminishing; creating loneliness and a lack of identity for many people, particularly the elderly whom we have a large population of. Rose Green, Aldwick and Pagham are very fortunate to have a very close community, this will be lost if hundreds more people come to reside here.

My second point is in relation to the wonderful wildlife we have. In the summer months we are fortunate to share our home with two bats as well as a number of birds who visit our garden daily. I was so saddened to tell my young children that if the building plans go ahead, then these creatures will no longer remain with us. What a fabulous thing for young children to experience, bird spotting in their garden and watching bats fly around in the summer.

Next, there is the huge concern with regards to potential flooding. My house is actually situated on Hook Lane, which already flooded once a few years back. The land opposite our home absorbs a great amount of rainwater, where will the water go if building takes place here. I certainly do not warm to the idea of my home flooding.

I notice from the plans that there is a proposal for a school. As a teacher at one of the Rose Green Schools I can tell you how hard the recent lack of funding has been for us. How will this school be funded if current schools are already struggling? If a school is not built, then where will all the hundreds of children be educated? We are already at capacity at our schools.

As already pointed out, we are a small village and our road structure reflects this. The main road into Pagham and Rose Green is already a very dangerous one. Year by year it gets busier, particularly in the summer months when the holidaymakers use it. Recent roadworks on the road have caused huge amounts of traffic leading all the way to the

roundabout near Hunston. What will this road, and the surrounding roads be like with hundreds more houses?

My final point is a very personal one, as originally stated, my house looks out over Hook Lane and the potential site. My children look out from the window and they can see the South Downs and the surrounding countryside. Throughout the year we love to watch the farmland alter and change. Our road is quiet enough that my children can play safely outside and enjoy the wildlife. All this will go if the Hook Lane site is used in the proposed way and we will become yet another house with an unsightly concrete view.

Please take into consideration all these points; preventing these building works is so very important to our community.

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